BOOK 9448 PAGE 971 Box 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Carol Taylor III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF August, 19 94

J. Carol Smith
NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY		
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY	SAME	90-12-278
(NAME)	(NAME)	
P. O. Box 846		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOBBIE JUNE DENSON PITTS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

85694
IDENTIF. & REFERENCE

94 AUG 29 PM 1:48
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

unimproved (X)
This is improved ( ) property, known as 6373 Ivy Street - Nashville, TN 37216
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 19 94.

Bobbie June Denson Pitts
BOBBIE JUNE DENSON PITTS

9448

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobbie June Denson Pitts, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of August, 19 94

My Commission expires:
1/22/95

J. Anne Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Plan of Ivy's Resubdivision of Lot 4 and part of Lot 3 of the Resubdivision of Lot 21 of the B. F. Cockrill Farm, of record in Book 332, page 58, Register's Office for Davidson County, Tennessee, described according to a survey made by Norris Hickerson, Surveyor, March 24, 1947, as follows:

Beginning at a point in the southerly boundary line of the Ivy tract 296 feet easterly from an iron pin in the easterly margin of Walnut Street, Ivy's southwest corner; thence south 85 deg. 20' east 50 feet to a point in said boundary line; thence north 4 deg. 31' east, and with the line between Lots 4 and 5 on said plan, 190 feet to the southerly margin of Ivy Street; thence westerly with said margin 50 feet to a point; thence southerly 190 feet to the beginning.

Being the same property conveyed to Ollie Denson and wife, Bertha Denson, by deed from J. Fred Ivy and wife, of record in Book 1639, page 625, said Register's Office. The said Ollie Denson having predeceased Bertha Denson and the said Bertha Denson having since died. The Will of Bertha Denson of record in Will Book 168, page 757, Probate Court for Davidson County, Tennessee, devised property to Mary Carol Denson and Bobbie June Denson. The said Mary Carol Denson Richardson having conveyed her interest to Bobbie June Denson Pitts by quitclaim deed being recorded simultaneous herewith.

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