BOOK 9557 PG 398

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DAWN SMITH, D/B/A CAFE CROSSROADS
P.O. Box 60701
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 83-9, PARCEL 485

7137 12/29 0101 03CHECK 346.00

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $90,000.00

AFFIANT

Subscribed and sworn to me.
This the 21 ST day of
DECEMBER, 1994.

Notary Public
My commission expires: 5-11-96

94 DEC 29 AM 8:31

20918

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, A PUBLIC BODY AND A BODY CORPORATE AND POLITIC, hereinafter referred to as GRANTOR, has this day bargained and sold, and do hereby transfer and convey unto the said DAWN SMITH, D/B/A CAFE CROSSROADS, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1105 WOODLAND STREET, NASVHILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" herein.

GRANTOR further covenants and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS the HAND and seal of the agency's duly authorized agent on this 20TH day of DECEMBER, 1994.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
GERALD F. NICELY, EXEC. DIRECTOR

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGINED, a Notary Public in and for said County and State, personally appeared GERALD F. NICELY, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be EXECUTIVE DIRECTOR of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a PUBLIC BODY AND A BODY CORPORATE AND POLITIC, and that he as such EXECUTIVE DIRECTOR, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the agency by HIMSELF as such EXECUTIVE DIRECTOR.

WITNESS my hand and official seal, at office, in NASHVILLE, TENNESSEE, this the 30th day of DECEMBER, 1994.

Doris J. Davis
Notary Public

My commission expires: 11/22/97

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Plan of the Second Re-Subdivision of the Bransford-McWhirter Subdivision, of the Allison Place, as of record in Book 332, page 20, said Register's Office, described as follows:

Beginning at a point 91.3 feet easterly from the northeast corner of Woodland and North 11th Street, along the northerly margin of Woodland Street; thence along the northerly margin of Woodland Street 103.3 feet to the corner of Lot Nos. 4 and 5; thence with the line between said two lots northwardly 152.3 feet to a stake on the southerly margin of an alley; thence with said alley westwardly 100 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots southwardly 140 feet to the point of beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency, a public body and a body corporate and politic, by Clerk's Deed from Richard R. Rooker, Clerk of the Circuit Court in and for the Third Judicial Circuit of Tennessee, at Nashville, of record in Book 9148, page 637, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

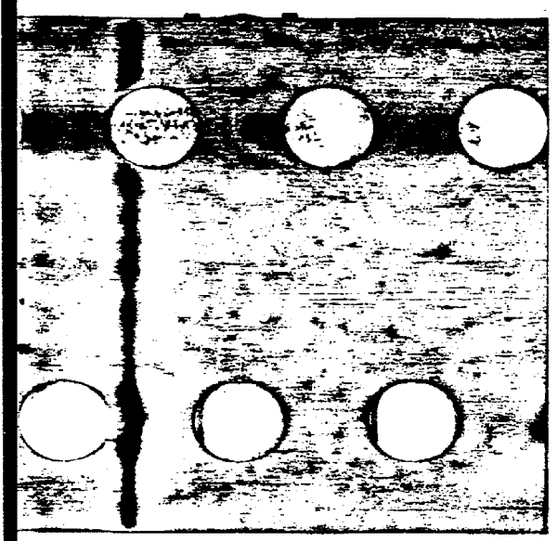
2. All matters set forth on the Plan of record in Book 332, page 20, said Register's Office, including any and all setback lines, easements, etc.. as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 8421, page 605, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9557 PG 401

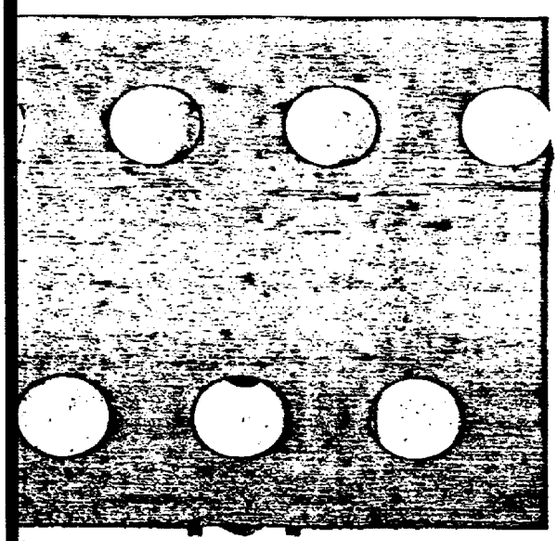
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/94 91 08:30 9001 7137



20918
IDENTIF. ↑ REFERENCE

94 DEC 29 AM 8:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 866931