44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

PRING NHEP
Affiant

Subscribed and sworn to before me this 20th day of January, 1995.

Notary Public

My Commission expires: 7-22-95

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Pring Nhep and wife, Nara Chan 406 Chapel Avenue Nashville, TN 37206	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	Part of Map 83-2 Parcel 274

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE AREA HABITAT FOR HUMANITY, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **PRING NHEP AND WIFE, NARA CHAN**, hereinafter collectively called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat of Hobson Chapel Subdivision, of record in Book 7900, page 776, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from Trustees of Hobson United Methodist Church, of record in Book 9523, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 Metro property taxes, which have been assumed by Grantee.

2. Matters shown on the Plat of record in Book 7900, Page 776, Register's Office for Davidson County, Tennessee.

This is improved property, known as 406 Chapel Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee,

their heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise. 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 my hand this 20 day of January, 1995.

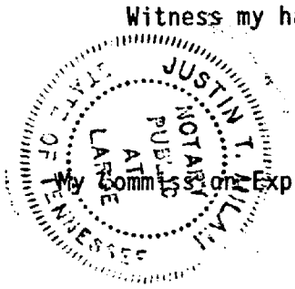
NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Denise Siroky
Denise Siroky, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Siroky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of January, 1995.



Justin T. Milam
Notary Public

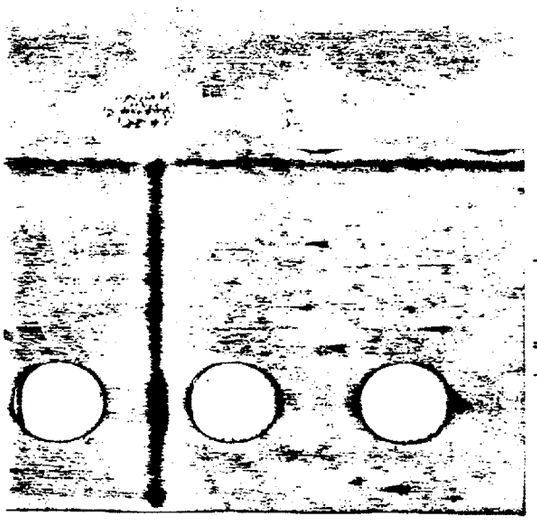
My Commission Expires: 7-22-95

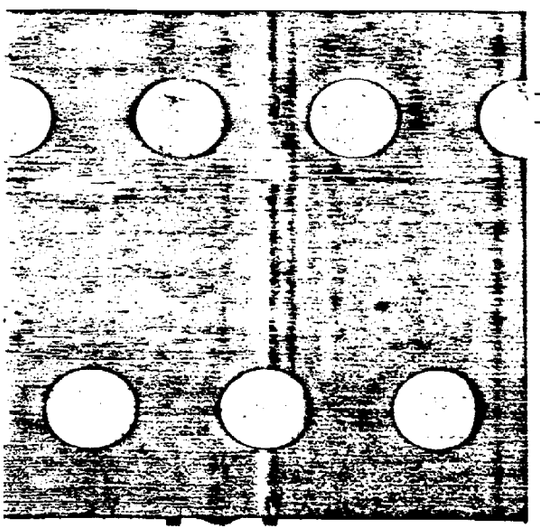
3771 01/20 0101 03CHECK 157.00

26840
IDENTIFICATION REFERENCE

95 JAN 20 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9575 PG 157

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
01/20/95	01	10:45	0001	3771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26840
IDENTIF. & REFERENCE

95 JAN 20 AM 10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 873585