Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

Book 9597 Pg 370

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Thomas Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Dean	Right Mortgage Company	093-16-0
(NAME)	(NAME)	
82 Fairfield Avenue	325 West Main Street, Suite 200	185
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Lebanon, TN 37087	14W3950
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Metropolitan Development and Housing Agency

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Dean and wife, Darlene M. Dean

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Emma Watson's Subdivision, of record in Plat Book 57, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed of record in Book 8701, Page 3, Register's Office for Davidson County, Tennessee.

Buyers covenants and agrees that the above described property will be subject to certain restrictions as set forth in the Code of Federal Regulations, HOME Investment Partnerships Programs (24 CFR part 92), which is a federal funded program of the U.S. Department of Housing and Urban Development and is administered locally by the Metropolitan Development and Housing Agency of Nashville, Tennessee. Said restrictions will apply to the disposition of the subject property and are necessary because federal funds were used in the acquisition and construction of same.

The restrictions are as follows:

Pursuant to HOME regulations, as above referenced, the property will remain affordable to low income persons, as set forth in 24 CFR Part 92, without regard to the term of any mortgage or the transfer of ownership for a period not less that fifteen years beginning on February 15, 1995, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The Metropolitan Development and Housing may use purchase

-Continued on Page 2-

unimproved ( )
This is improved (XX) property, known as 82 Fairfield Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 15th day of February, 1995

Metropolitan Development and Housing Agency

By:

Thomas Dean

Darlene M. Dean

DCTN01WC

Continuation of Legal Description:

options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

Reference is made to the Deed of Trust securing the performance of obligations to Metropolitan Development and Housing Agency for additional rights and restrictions.

The Buyers joins in this conveyance to acknowledge the restrictions contained herein.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9597 PG 372

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas Dean and wife, Darlene M. Dean

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1995.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gerald F. Nicely and ____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the EXECUTIVE DIRECTOR and ____ respectively of the Metropolitan Development and the within named bargainor, and corporation, and that he as such EXECUTIVE DIRECTOR and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gerald F. Nicely as such EXECUTIVE DIRECTOR, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at Nashville Tenn. on this the 15th day of February 19 95.

My commission expires ~~October 9, 1995~~ 11-22-97

Notary Public

34-922

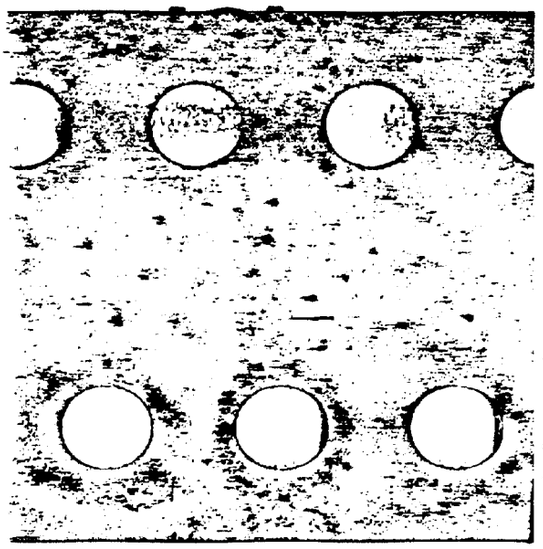
Tax Ref ↑ Reference

95 FEB 17 AM 9:27

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2581 02/16 0101 03CHECK 183.20

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

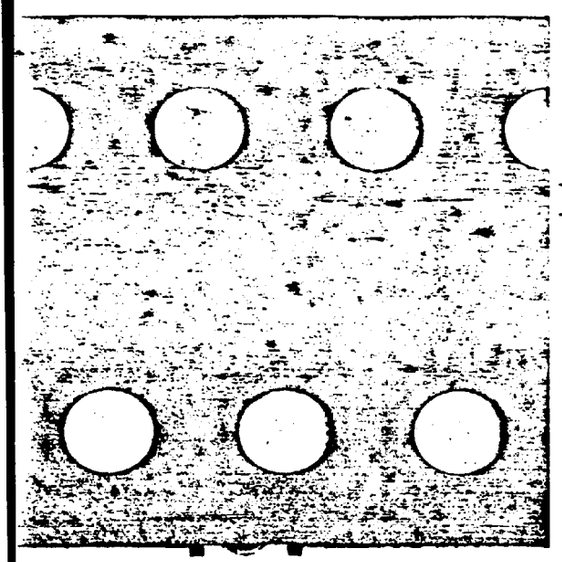
RECEIVED OF _____

FOR _____

BOOK 9597 PG 373

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	46000.00
CON TX	170.20
PRFEE	1.00
MISC	12.00
TOTAL	183.20
CHECK	183.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/95 01 21:26 0001 2581

34922
IDENTIF. # REFERENCE

95 FEB 17 AM 9:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882280