BGA

APPLICATION #: **GR89-1033-0102**
PARCEL #: **81-10-237**
OWNER(S): **Helen Fisher**

ADDRESS: **2306 Osage Street**
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:
BARRETT, JOHNSTON & PARSLEY P.C.
217 SECOND AVENUE NORTH
NASHVILLE, TN 37201

SEND TAX BILLS TO SAME

BOOK 9621 PG 837

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantor herein; have bargained and sold and by these presents do convey unto Helen Fisher , Grantee herein, his/her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 385, on the Plan of J.M., T.J. and G.W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Beginning at a stake in the northerly margin of Osage Street, said stake being North 75 degrees 30 minutes East, 176 feet from the easterly margin of 24th Avenue North, running thence North 15 degrees 30 minutes West, 29 feet to a stake; thence South 75 degrees 30 minutes West, 4 feet to a stake; thence North 15 degrees 30 minutes West, 121 feet to a stake in the southerly margin of an alley; thence with the southerly margin of said alley, North 75 degrees 30 minutes East, 51 feet to a stake in the northerly margin of Osage Street; thence with the northerly margin of Osage Street, South 75 degrees 30 minutes West, 47 feet to the point of beginning.

Being the same property conveyed to the Metropolitan Development and Housing Agency, by Substitute Trustee's Deed from Charles R. Niewold, Substitute Trustee, of record in Book 8371, page 223, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2306 Osage Street, Nashville, Tennessee 37208**.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. Metropolitan Development and Housing Agency does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered unless otherwise herein set forth. It does further covenant and bind itself and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever. The warranties set forth in this paragraph are limited to and shall be applicable to all matters of record or otherwise during the limited time the title to the above described property was held by Metropolitan Development and Housing Agency.

IN WITNESS WHEREOF Metropolitan Development and Housing Agency has caused this instrument to be executed by its duly authorized officers this the **6th** day of **March**, 1995.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
Gerald F. Nicely, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Gerald F. Nicely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of the Metropolitan Development and Housing Agency, the within named bargainor, and that he being authorized to do so executed the foregoing instrument for the purposes therein contained on behalf of Metropolitan Development and Housing Agency. WITNESS my hand and seal, at office, this the **6th** day of **March**, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 01/25/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this conveyance or fair value of the property, whichever is greater, is **$ 32,600.00**.

_____
Helen Fisher

SWORN to and subscribed before me this the **6th** day of **March**, 1995.

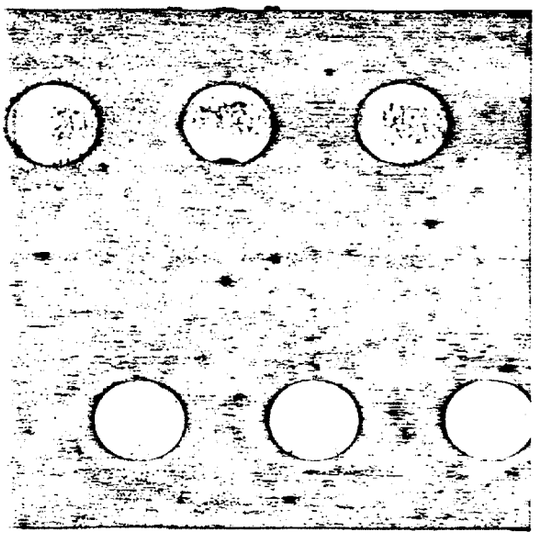
_____
NOTARY PUBLIC

My Commission Expires: 01/25/97

1522 03/17 0101 03CHECK 129.62

95 MAR 17 PM 3:48
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
43080



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

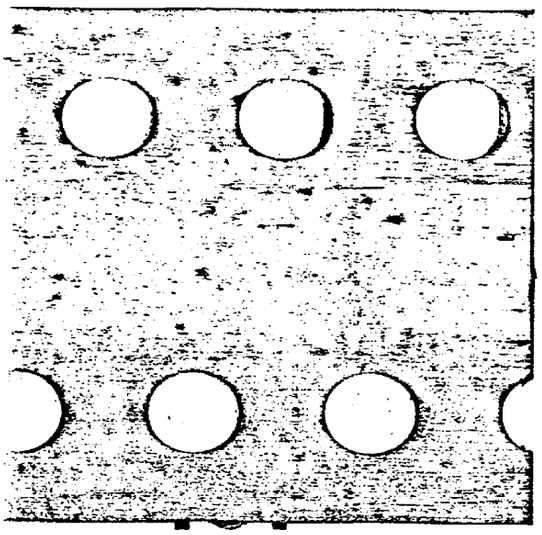
RECEIVED OF _____

FOR _____

BOOK 9621 PG 839

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 32600.00
~~GEN TX 129.62~~
~~PRFEE 1.00~~
WDEED 9.00
TOTAL 129.62
CHECK 129.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43080
IDENTIF. & REFERENCE

95 MAR 17 PM 3:48

TELLA ... REGISTER
DAVIDSON COUNTY, TN.

03/17/95 01 15:49 0001 1522

No. 891103