BOOK 9644 PG 844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,500.00

Renda A. Scruggs
Affiant

Subscribed and sworn to before me, this 13th day of April, 1995

Justin S. Nelson
Notary Public

My Commission expires: 3-26-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Renda A. Scruggs 2164 Rock City Street Nashville, TN 37216	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	72-11-294

DEED 04/13 0101 03DEED 151.45

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 **RENDA A. SCRUGGS, unmarried,** hereinafter called the Grantee, her 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. 31 on the Plan of W. J. Myers Subdivision of Maxey's Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the westerly side of Rock City Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from Metropolitan Development and Housing Agency, of record in Book 6640, page 888, 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 Plan of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2164 Rock City Street, Nashville, Tennessee 37216.

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, her 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, her 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 13th day of April, 1995.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: _____
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 13th day of April, 1995.

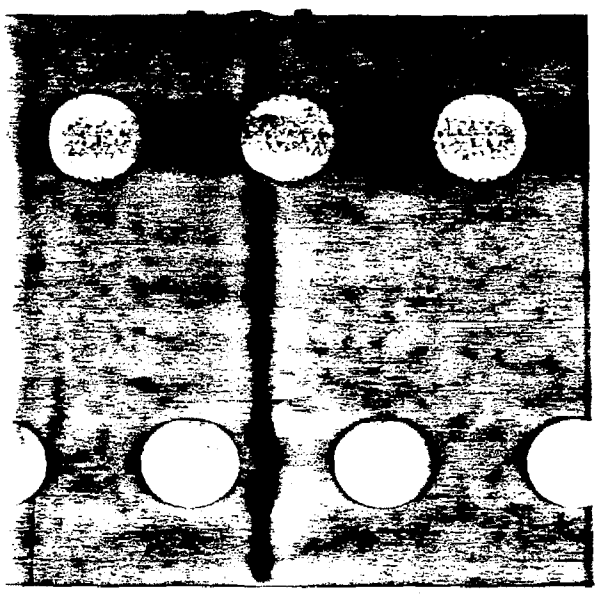
_____
Notary Public

JUSTIN T. MCLEAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-22-95

51281
IDENTIF. & REFERENCE

95 APR 13 PM 1:39
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

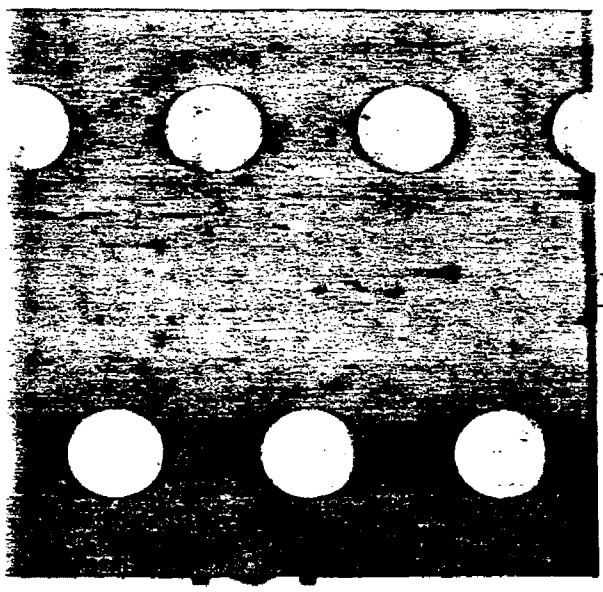
RECEIVED OF _____

FOR _____

BOOK 9644 PG 846

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	38500.00
CON TX	142.45
PRFEE	1.00
WDEED	8.00
TOTAL	151.45
CHECK	151.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/13/95 01 13:39 0001 0573

51281
IDENTIF. ↑ REFERENCE

95 APR 13 PM 1:39

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

No. 900058