RE-RECORD BOOK 9664 PG 274

WARRANTY DEED BOOK 9521 PG 149

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
The Resource Foundation, Inc. 212 Capital Boulevard Nashville, TN. 37219	SAME	Map 82-7 Parcel 38

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), and other good and valuable consideration, we, JULIAN W. BLACKSHEAR, JR. and wife, MARGARET ANN BLACKSHEAR, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto THE RESOURCE FOUNDATION, INC., the GRANTEE herein, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 121 in Dr. V. S. Lindsley's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for said County.
>
> Said lot No. 121 fronts 50 feet on the east side of North Second Street, and extends back between parallel lines 174-1/2 feet to an alley.
>
> Being the same property conveyed to Julian W. Blackshear, Jr. and wife, Margaret Ann Blackshear, by quitclaim deed from Betty Malone, Executrix, with full power of sale, pursuant to Will of Warren Darden, of record in Book 9341, page 702, Register's Office for Davidson County, Tennessee; the Will of Warren Henry Darden being of record in Will Book 185, page 233, Probate Court of Davidson County, Case #93P-793.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record. This is improved property known as 829 North Second Street, Nashville, Tennessee.

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, its heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, its heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the GRANTORS have hereunto set their signatures this 15th day of November, 1994.

Julian W. Blackshear Jr.
JULIAN W. BLACKSHEAR, JR.

Margaret Ann Blackshear
MARGARET ANN BLACKSHEAR

RE-RECORD BOOK 9664 PG 275 BOOK 9521 PG 150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIAN W. BLACKSHEAR, JR. and wife, MARGARET ANN BLACKSHEAR, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of November, 1994.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.

AFFIANT

SWORN to and subscribed before me, this 15th day of November, 1994.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: January 27, 1996

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

THIS INSTRUMENT WAS PREPARED BY:

PETWAY, BLACKSHEAR, CAIN & ENNIX
Attorneys at Law
Fifth Floor
208 Third Avenue, North
Nashville, Tennessee 37201

c:wd\deeds\wdBlack2

THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE THE ADDENDUM ATTACHED HERETO.

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94 NOV 15 PM 3:51

DAVIDSON COUNTY, TN.

09109

IDENTIFICATION REFERENCE

RE-RECORD BOOK 9664 PG 276

ADDENDUM TO WARRANTY DEED

The property described herein will remain affordable without regard to the term of any mortgage or the transfer of ownership, pursuant to deed restrictions, covenants running the land, or other mechanisms approved by HUD, for not less than twenty (20) years, beginning after project completion, as specified in the following table, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure of deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according 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 of business ties, obtains an ownership interest in he project or property. The herein described property is subject to the 1993 HOME Grant, which was awarded to The Resource Foundation, Inc., the terms and conditions of which are incorporated herein the same as if copied verbatim.

57838

IDENTIF. & REFERENCE

RE-RECORD

95 MAY -4 PM 1:26

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7744 05/04 0101 03CHECK 12.00