BOOK 9857 PG 496

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Jo Anne Egbunine
Affiant

Subscribed and sworn to before me, this 10th day of November, 1995

Justin D. Miller
Notary Public

My Commission expires: 5-30-99

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P.O. Box 198888
Nashville, Tennessee 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jo Anne Egbunine 1206 Avondale Circle Nashville, Tennessee 37207	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	Map 71-2 Parcel 44

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 **JO ANNE EGBUNINE**, 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. 13 on the Map of E. C. Scruggs' Avondale Plan of Lots, First Addition, as of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 50 feet on the northerly side of Avondale Circle and extends back between parallel lines 149 feet to an alley.
>
> Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from Freddie Moss and wife, Katherine A. Moss, of record in Book 9725, page 269, Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1206 Avondale Circle, Nashville, Tennessee 37207.

This conveyance is made subject to the following:

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

2. Matters shown on the Plan of record in Book 161, page 13, Register's Office for Davidson County, 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, 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 10 day of November, 1995.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Denise Siroky, President
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 10th day of November, 1995.

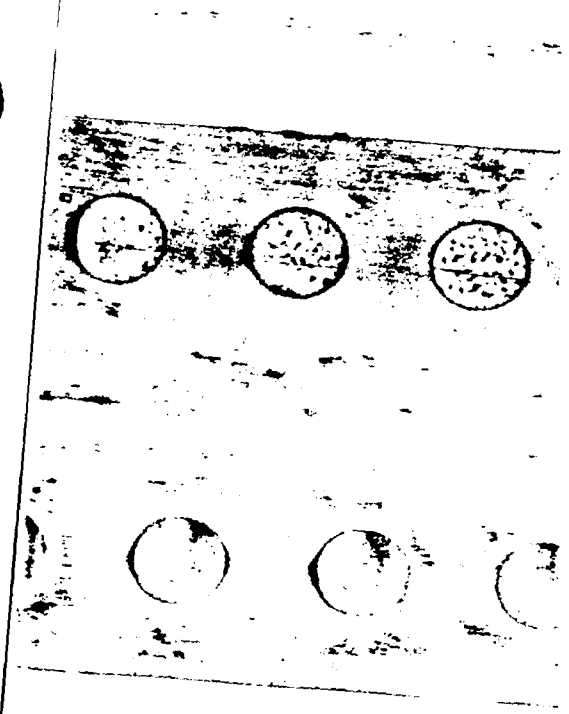
Justin D. Mulam
Notary Public

My Commission Expires: 5-30-99

0122180
IDENTIF. & REFERENCE

95 NOV 10 PM 4:08
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0041738.01



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

RECEIVED OF _____

FOR _____

BOOK 9857 PG 498

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



AMT	58000.00
SER TX	214.60
PRFEE	1.00
WDEED	8.00
TOTAL	223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 223.60

11/10/95 01 16:10 0001 7512

0122180
IDENTIF. ↑ REFERENCE

95 NOV 10 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 97609