STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sonia Fitzgerald
Affiant

Subscribed and sworn to before me, this 7th day of December, 1995

Justin D Nolan
Notary Public

My Commission expires: 5-30-97

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
Sonia Fitzgerald 3305 Torbett Avenue Nashville, Tennessee 37209	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	Map 92-9 Parcel 400

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 **SONIA FITZGERALD**, 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. 3 on the Plan of Torbett Subdivision, of record in Book 7900, page 765, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from The Metropolitan Development and Housing Agency, of record in Book 9347, page 745, Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 3305 Torbett Avenue, Nashville, Tennessee 37209.

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 7900, Page 765, 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 7th day of December, 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 7th day of December, 1995.

Justin T. Milam
Notary Public

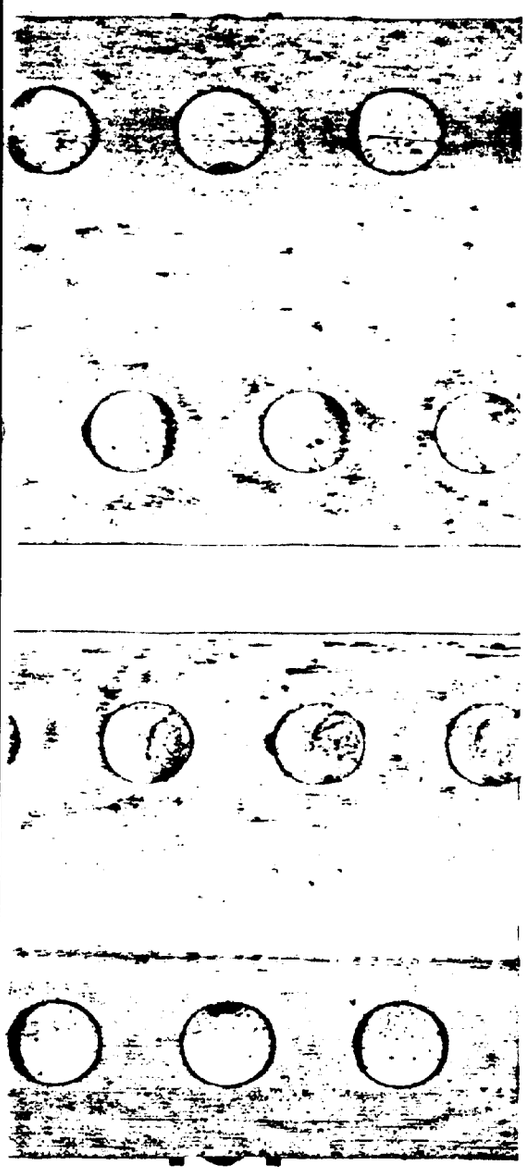
My Commission Expires: 5-30-99

JUSTIN T. MILAM NOTARY PUBLIC STATE OF TENNESSEE

0130200
IDENTIFICATION REFERENCE

95 DEC -7 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5232 12/07 0101 03CHECK 223.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9882 PG 920

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	58000.00
			CON TX	214.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	223.60
			CHECK	223.60
12/07/95	01		15:46 0001	6232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130200
IDENTIF. ↑ REFERENCE

95 DEC -7 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984713