FILE BOX "7"
FILE NO. 34152

BOOK 9917 PG 977

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 1996

Notary Public

MY COMMISSION EXPIRES 3-25-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AFFORDABLE DWELLINGS, L.L.C. (NAME)	S A M E (NAME)	93-15-340
P. O. Box 17253 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15W 707
Nashville, Tennessee 37217 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, We, ARTHUR D. HOPE and wife, DOROTHY E. HOPE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFORDABLE DWELLINGS, L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 7 and the southerly 12 feet of Lot No. 8 on the plan of Mrs. Pelham's Subdivision of Lots Nos. 11 and 12 of the University Lots, as of record in Book 17, page 460, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 and part of Lot No. 8 front together 50 feet on the westerly side of First Avenue, South, formerly Water Street, and runs back between parallel lines 190 feet to an alley.

BEING the same property conveyed to Henry Curtis Hope and Arthur D. Hope, as joint tenants with right of survivorship, by Quitclaim Deed from Henry Curtis Hope of record in Book 9116, page 345, Register's Office for Davidson County, Tennessee. The said Henry Curtis Hope having since died. The said Dorothy E. Hope, wife of Arthur D. Hope joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

SEE REVERSE SIDE FOR DETAILED DERIVATION

This is (unimproved ( ) improved (X) property, known as 1031 1st Avenue, South, Nashville, Tennessee
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 9th day of January, 19 96

x Arthur D. Hope
ARTHUR D. HOPE

x Dorothy E. Hope
DOROTHY E. HOPE

BOOK 9917 PG 978

STATE OF TENNESSEE
Loudon **County**

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ARTHUR D. HOPE and wife, DOROTHY E. HOPE

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Loudon, Tennessee, this 29th day of January, 1996.

Judith D. White Notary Public

Commission Expires 12-11-96

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

96 JAN 16 AM 10:52

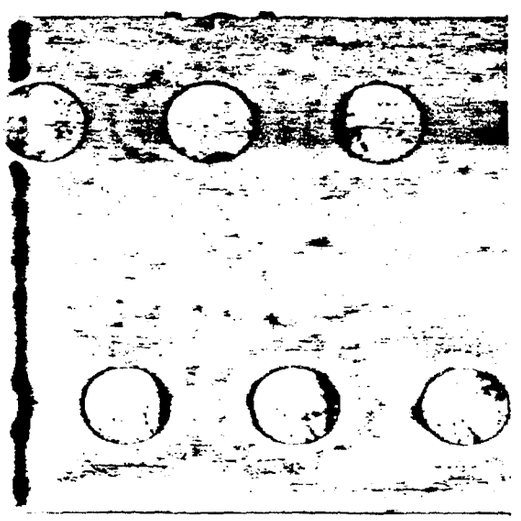
DAVIDSON COUNTY, TN.

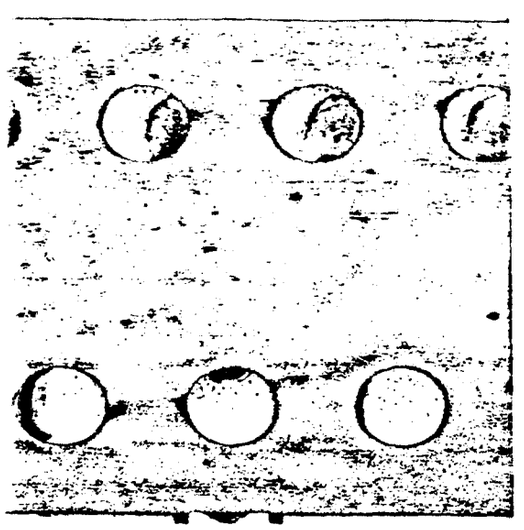
7822 01/16 0101 03CHECK 205.10

IDENTIFICATION REFERENCE 0140897

DETAILED DERIVATION

BEING the same property conveyed to REBECCA G. ISAACS by deed from Harold S. Bernard and wife, Ann Bernard of record in Book 2639, page 580, Register's Office for Davidson County, Tennessee; the said REBECCA G. ISAACS having since died, and by the provisions of the Last Will and Testament of the said REBECCA G. ISAACS in Probate Case No. 53358, dated 6/23/69, the subject property was devised to Harry A. Isaacs, Jr. Harry A. Isaacs, Jr., died, and by Will probated in Florida, Opal Hope Isaacs, Executrix, by authority of said Will, conveyed to Opal Hope Isaacs, as Beneficiary, by Deed of record in Book 5292, page 784, Register's Office for Davidson County, Tennessee. Opal Hope Isaacs died intestate, leaving as her sole heir at law, her father, Henry Curtis Hope, who conveyed the property to Henry Curtis Hope and Arthur D. Hope, his son, as joint tenants with rights of survivorship by deed of record in Book 9116, page 345, said Register's Office, the said Henry Curtis Hope having since died leaving Arthur D. Hope as the surviving tenant by the entireties and the owner of the 100% fee simple interest.





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

RECEIVED OF _____

FOR _____

BOOK 9917 PG 979

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 53000.00
DON TX 196.10
PRFEE 1.00
MDEED 8.00
TOTAL 205.10
CHECK 205.10

01/16/96 01 10:55 0001 7822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140897 IDENTIF. & REFERENCE

96 JAN 16 AM 10:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 996132