This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9928PG127

ADDRESS NEW OWNER:
Metropolitan Development and Housing Agency
701 S. 6th Street
Nashville, TN 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-10
PARCEL 321
23W-07118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, E. M. Culver and wife, Avolyn P. Culver hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Housing Development Agency, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING parts of Lots 38 and 39 on the Plan of Richardson Place Subdivision of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described together as follows:
>
> BEGINNING on the southerly margin of Woodland, formerly Plum Street, at the northeast corner of the property conveyed to John T. Layne by Deed from Joseph L. Colorigh and wife, of record in Book 1489, Page 327, said Register's Office; thence, with Layne's easterly line, southwesterly 190 feet, more or less, to his southeast corner; thence, westwardly 64 feet on the line between Lots Nos. 37 and 38; thence, with the line between Lots Nos. 37, 38, 12 and 39, southwardly 247 feet to the northwest corner of Lot No. 13; thence, with the northerly line of Lots Nos. 13 and 14, eastwardly 104 feet to the southwest corner of the property conveyed to Ellis D. Heath and wife, by Deed from William B. Henderson and wife, of record in Book 1368, Page 92, said Register's Office; thence, with Heath's westerly line northwardly 75 feet to this northwest corner; thence, with his northerly line eastwardly 200 feet to the westerly margin of South 19th Street; thence, with the westerly margin of South 19th Street and the westerly line of Lot No. 40, northwardly 352 feet to the southerly line of the Richardson 10-1/4 acre tract; thence, with the southerly line of said tract and the southerly margin of Woodland Street westwardly 205 feet to the beginning.
>
> Being the same property conveyed to E. M. Culver and wife, Avolyn P. Culver, by deed from E. M. Culver of record in Book 9616, Page 899, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as 1810 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Housing Development Agency, its successors and assigns, forever; and we, E. M. Culver and wife, Avolyn P. Culver 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 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 successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of December, 1995.

E. M. Culver

Avolyn P. Culver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named E. M. Culver and wife, Avolyn P. Culver the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: March 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 22,900.00

AFFIANT

Subscribed and sworn to before me this 29th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: March 23, 1996

PICK-UP

1485 01/26 0101 01CASH 8.00

96 JAN 26 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0144278