424

BK 9981 PG 52

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Brenda Cason
Affiant

Subscribed and sworn to before me, this 15th day of March, 1996.

Justin D. Miller
Notary Public

My Commission expires: 5-30-97

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

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Brenda Cason<br>1715 St. Louis Street<br>Nashville, Tennessee 37208 | Nashville Area Habitat for Humanity, Inc.<br>1103 Chapel Ave.<br>Nashville, TN 37206 | Map 81-7<br>Parcel 187 |

## 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 **BRENDA CASON**, 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. 27 on the Plan of George Shields Subdivision to North Nashville, as of record in Book 57, page 146, 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 9630, page 389, as corrected by instrument of record in Book 9981, page 50, Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1715 St. Louis Street, Nashville, Tennessee 37208.

This conveyance is made subject to the following:

1. 1996 Metro property taxes, which have been assumed by Grantee.

**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 15 day of March, 1996.

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 15th day of March, 1996.

Justin D. Nelson
Notary Public

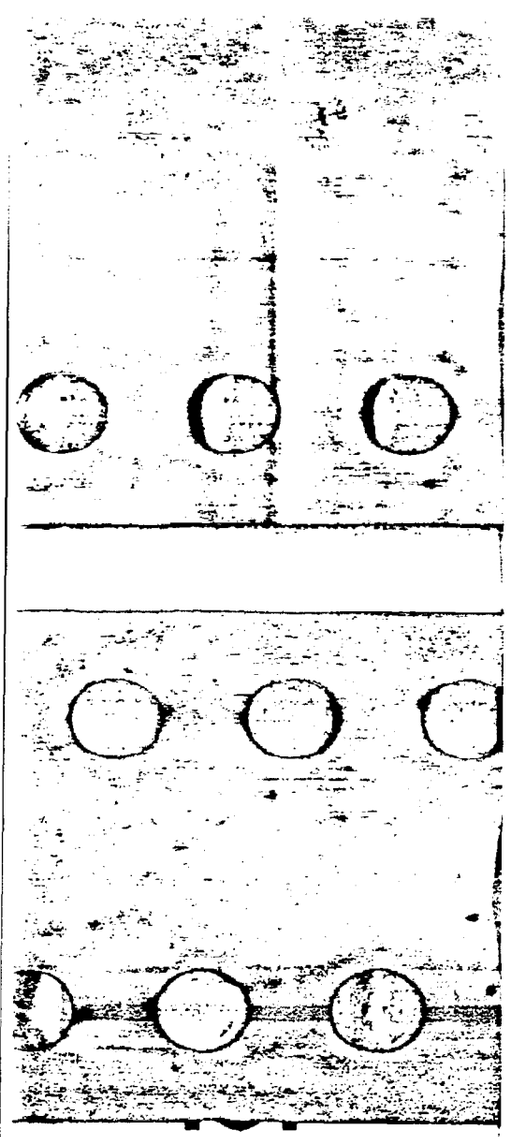
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-30-99

0160768
IDENTIF. & REFERENCE

96 MAR 15 PM 4:05
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9147 03/15 0101 03CHECK 223.60



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9981 PG 54

| | | |
|---|---|---|
| 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 |
| 03/15/96 | 01 | | 16:05 0001 | 9147 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160768
IDENTIF. ↑ REFERENCE

96 MAR 15 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017209