Book 421

BK/ 9981 PG 75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Aretha Braden
Affiant

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

Justin D. Hollins
Notary Public

My Commission expires: 5-30-99

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
Aretha Braden 2710 Delaware Avenue Nashville, Tennessee 37209	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	Map 92-10 Parcel 246

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 **ARETHA BRADEN**, 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. 10 and the easterly 16-2/3 feet of Lot No. 12 of Block "C" in M. B. & M. S. Pilcher's Re-Subdivision of part of the Barrow Property in the 13th Civil District of Davidson County, Tennessee, a plan of which is of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10 and easterly 16-2/3 feet of Lot No. 12 front together 66-2/3 feet on the northerly side of Craft Street (formerly called Short Street) and extend back northerly between parallel lines 170 feet to an alley.
>
> Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from St. James Baptist Church, of record in Book 9607, page 209, Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 2710 Delaware Avenue, Nashville, Tennessee 37209.

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 T. Milam
Notary Public

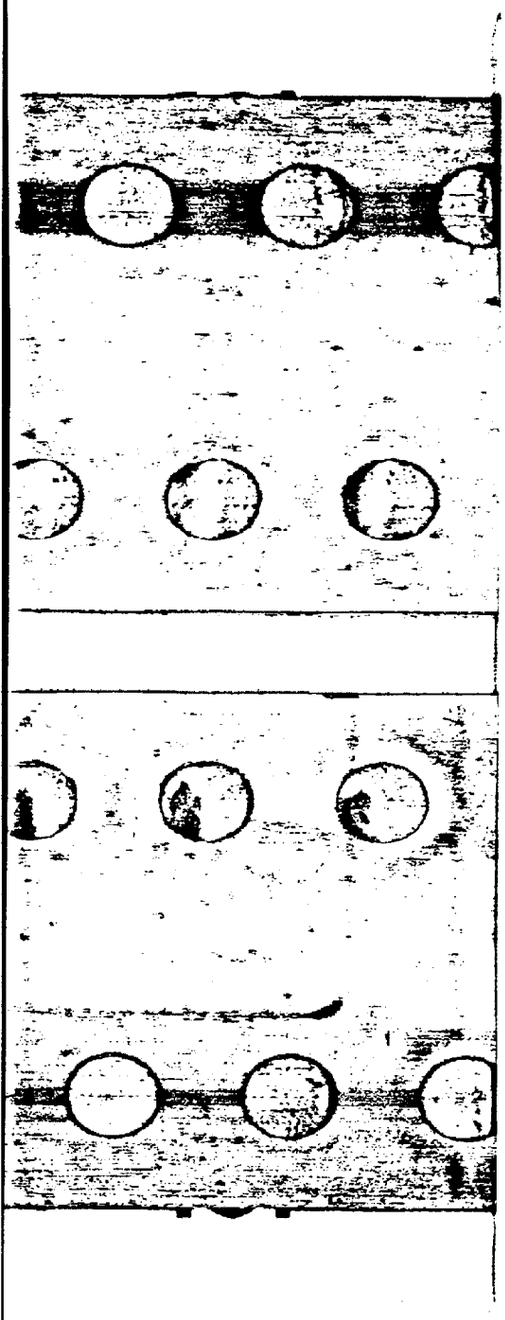
NOTARY PUBLIC AT LARGE
JUSTIN T. MILAM
STATE OF TENNESSEE

My Commission Expires: 5-30-99

0160773
IDENTIF. & REFERENCE

96 MAR 15 PM 4:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9152 03/15 0101 03CHECK 223.60



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

RECEIVED OF _____

FOR _____

BOOK 9981 PG 77

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 16:09 0001 9152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160773
IDENTIF. ← REFERENCE

96 MAR 15 PM 4:09
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1017214