BOX 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10017 PG 305

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF April, 19 96

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN STEINHOUSE (NAME)	Same (NAME)	118-4-202 & 203
105 TRACE END DRIVE (ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter** named grantees, and other good and valuable consideration, the receipt of which is hereby **acknowledged, we**

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do **transfer and convey unto**

JOHN STEINHOUSE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot Nos. 72 and 73 on the Plan of G. P. Rose Subdivision, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot Nos. 72 and 73 fronts together 104 feet on the west side of Nolensville Road and extends back 307 feet 7 inches on the north line and 329 feet 4 inches on the south line and and rear line fronts 104 feet on the east margin of Grandview Avenue.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8648, page 8, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved (X)
This is improved ( ) property, known as 2227 Nolensville Road - Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 8th day of April, 19 96.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By:

GERALD F. NICELY, EXECUTIVE DIRECTOR

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10017 PG 306

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gerald F. Nicely, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 8th day of April, 19 96.

My Commission expires:
January 29, 2000

Juanita Shurlock
Notary Public

JUANITA SHURLOCK NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

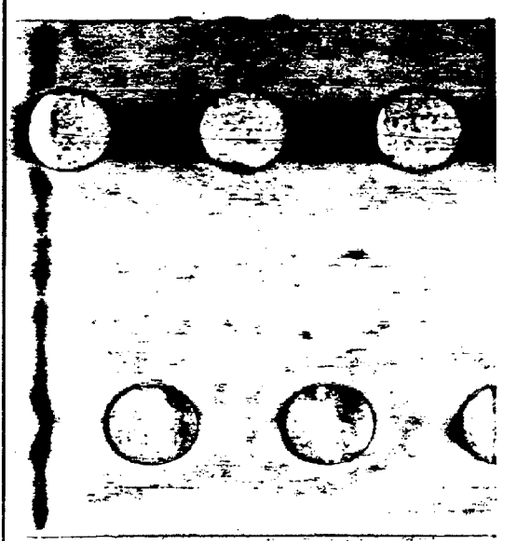
1. Agreement for Dedication of Easements for Water Mains and Appurtenances and Water Pumping Station, of record in Book 7767, page 541, said Register's Office.

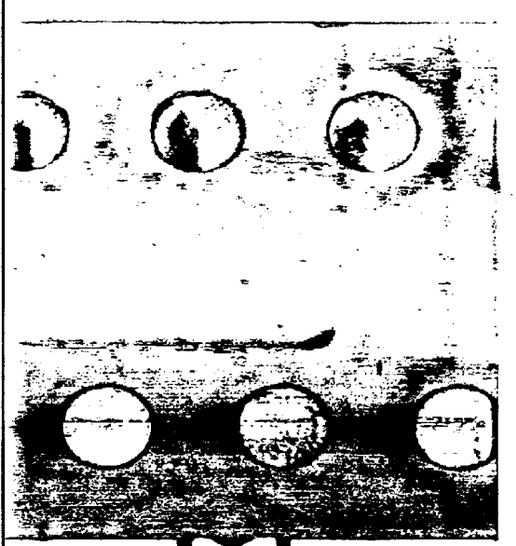
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7767, page 602, said Register's Office.

3. Condemnation of all rights of ingress and egress across the easterly line of said lots, contained in that Final Consent Judgment, of record in Book 4606, page 582, said Register's Office.

4. Restrictive Covenants of record in Book 663, page 262, Register's Office for Davidson County, Tennessee.

0171975
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10017 PG 308

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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	50000.00
			[illegible]	135.00
			[illegible]	1.00
			[illegible]	12.00
			TOTAL	198.00
			CHECK	198.00
04/16/96	DL		13:39 0001	1165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171975
IDENTIFICATION REFERENCE

96 APR 16 PM 1:38

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029120