4/1

BOOK 10047 PG 149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Veronica L. Russell
Affiant

Subscribed and sworn to before me, this 10th day of May, 1996.

Justin D. Mabry
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
Veronica L. Russell 3206 Woodstock Drive Nashville, Tennessee 37207	Nashville Area Habitat for Humanity, Inc. 1103 Chapel Ave. Nashville, TN 37206	Map 50-10 Parcel 181

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 **VERONICA L. RUSSELL**, 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. 65 A & B on the Plan of Zone Lot Division Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152 Revision to Section Four Chesapeake Homes, as of record in Book 6250, page 932, amended in Book 6250, page 933, 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., a Tennessee corporation, by deed from Fridrich & Clark Realty, a Tennessee general partnership, of record in Book 9850, page 253, Register's office for Davidson County, Tennessee.

The subject property is improved property, known as 3206 Woodstock Drive, Nashville, Tennessee 37207.

This conveyance is made subject to the following:

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

2. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, for sanitary sewer, of record in Book 7026, page 775, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, for water main, of record in Book 7026, page 839, Register's Office for Davidson County, Tennessee.

4. General Development Plan of record in Book 6072, page 247, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation for Chesapeake Homes Association, Inc., of record in Book 6031, page 486, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 6250, page 932, amended in Book 6250, page 933, Register's Office for Davidson County, Tennessee.

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 16 day of May, 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 10th day of May, 1996.

Justin T. Milam
Notary Public

JUSTIN T. MILAM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

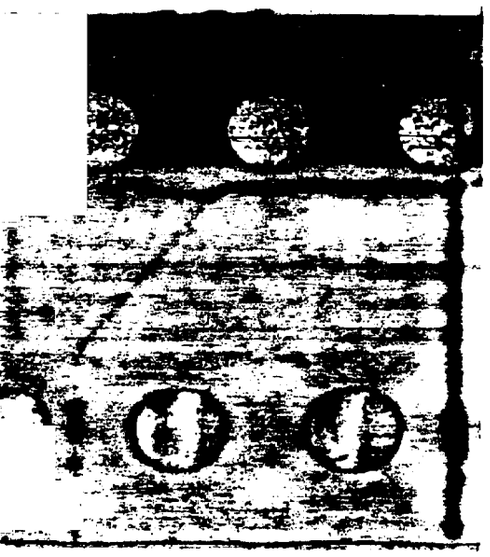
My Commission Expires: 5-30-99

0180770
IDENTIF. & REFERENCE

96 MAY 10 PM 4:15
REGISTER
DAVIDSON COUNTY, TN.

0557 05/10 0102 03CHECK 223.60

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



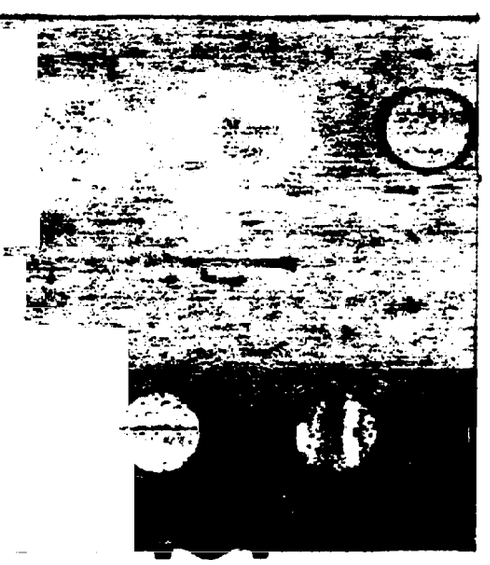
RECEIVED OF _____

FOR _____

BOOK 10047 PG 151

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
05/10/96	01			16:18 0001 0557



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180770
IDENTIF. ↑ REFERENCE

96 MAY 10 PM 4:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038541