This instrument prepared by
and Return to
Leitner, Warner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

BK: 10095 PG: 334

New Owner:	Send Tax Bills To.	Property Address:
Nashville Area Habitat for Humanity, Inc. 1103 Chapel Avenue Nashville, TN 37206	SAME	1731 & 1733 24th Ave. N. Nashville, TN MAP PARCEL NUMBER 81-10-201

WARRANTY DEED

This conveyance, made and entered into as of the 20th day of June, 1996 by and between Marbut G. Gaston, and wife, Mary Sanders Gaston, hereinafter referred to as "Grantor", and Nashville Area Habitat for Humanity, Inc., hereinafter referred to as "Grantee".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 122 and 123 on the Map of Cobb's Subdivision of Lot No. 6 Harding Bosley Tract, as of record in Book 161 page 155, said Register's Office.

Said Lots Nos. 122 and 123 adjoin and front 50 feet each on the west side of 24th Avenue North, and run back between parallel, lines, 150 feet to an alley.

Being the same property conveyed to Marbut G. Gaston by deed from Theodore Hudson, Trustee of record in Book 2796, Page 51 said Register's Office.

This is unimproved property known as 1731 & 1733 24th Avenue North, Nashville, Tennessee.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantee, its heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0195586
IDENTIF. & REFERENCE

96 JUN 21 PM 4:11
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

6575 06/21 0101 03CHECK 68.20

PICK-UP

Witness the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duty authorized so to do) the day and year first above written.

Marbut G. Gaston

Mary Sanders Gaston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Marbut G. Gaston, and wife, Mary Sanders Gaston, the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 1996.

Notary Public

Commission Expiration: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

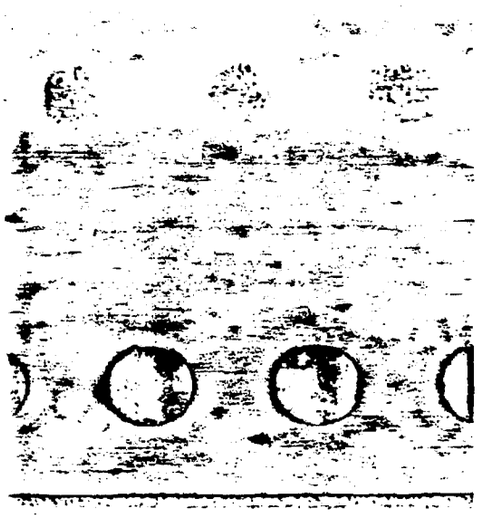
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $16,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

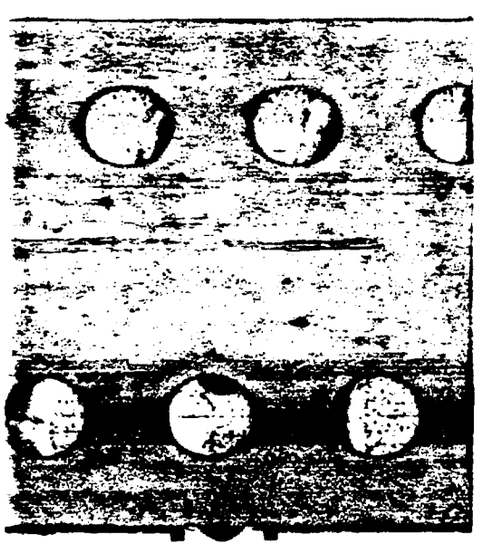
Affiant

Subscribed and sworn to before me this 20th day of June, 1996.

Notary Public

Commission Expires: 9/27/97 C:\EMW\CLOSINGS.WDS\GASTOHAB.DED





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

RECEIVED OF _____

FOR _____

BOOK 10095 PG 336

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 16000.00
CON TX 59.20
PRFEE 1.00
MDEED 8.00
TOTAL 68.20
CHECK 68.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/96 01 16:13 0001 6575

0195586
IDENTIF. ← REFERENCE

96 JUN 21 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054360