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

BOOK 10120 PG 165

New Owner:	Send Tax Bills To.	Property Address:
Nashville Area Habitat for Humanity, Inc. 1103 Chapel Avenue Nashville, TN 37206	SAME	1614 14th Avenue North Nashville, TN MAP PARCEL NUMBER

WARRANTY DEED

This conveyance, made and entered into as of the 11th day of July, 1996 by and between Bernice Hicks, Unmarried, 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 the northern half of Lot No. 203, in the D.T. McGavock and others addition to the town of McGavock, a plan of which is of record in Book No. 21, page 41, Register's Office for Davidson County, Tennessee. Said northern half of said Lot No. 203 fronts (50) fifty feet on the east side of Alberta Avenue and runs back between parallel lines (170) One hundred and seventy feet to an alley in the rear.
>
> Being the same property conveyed to W. L. Hicks and wife, Bernice Hicks by deed from Luvenia Bell, of record in Book 1385, page 215, Register's Office for said county, the said W.L. Hicks having since died.
>
> This is unimproved property known as 1614 14th 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.

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.

Bernice Hicks

Bernice Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10120 PG 166

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Bernice Hicks, Unmarried, 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 11th day of July, 1996.

Lynda K. Downing Howe
Notary Public

Commission Expiration: 3-21-98

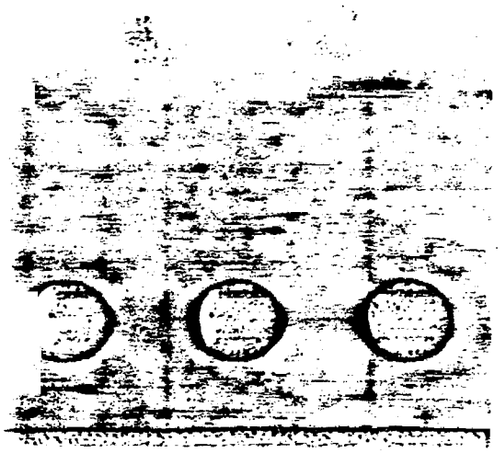
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

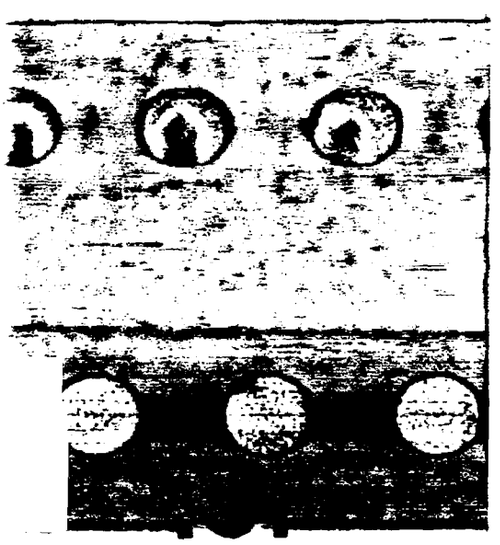
Affiant
Subscribed and sworn to before me this 11th day of July, 1996.

Lynda K. Downing Howe
Notary Public
Commission Expires: 3-21-98 C:\EMW\CLOSINGS WDS\HICKS.HAB

0203277
IDENTIFICATION REFERENCE

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 167

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 7500.00
CON TX 27.75
PRFEE 1.00
WDEED 8.00
TOTAL 36.75
CHECK 36.75

07/12/96 01 16:28 0001 4914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203277
IDENTIF. # REFERENCE

95 JUL 12 PM 4:25

DAVIDSON COUNTY, TENN.

No. 1062600