This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10133 PG 903

ADDRESS NEW OWNER:
Tracey Elaine Smith
1610 12th Avenue, North
Nashville, TN 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
1103 Chapel Avenue
Nashville, TN 37206

MAP AND PARCEL:
MAP 81-11
GROUP
PARCEL 553

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 TRACEY ELAINE SMITH, an unmarried person, 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 the northerly half of Lot No. 129 in McGavock, Wetmore, and Others Second Addition to the City of Nashville, called the town of McGavock, of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said northerly half of Lot 129 fronts 50 feet on the northeasterly side of 12th Avenue North and extends back between parallel lines 154 feet, more or less, to an alley.
>
> Being the same property conveyed to Nashville Area Habitat for Humanity by deed from Clarence Dickerson, unmarried of record in Book 9947, page 993, re-recorded in Book 9990, page 269, said Register's Office. Nashville Area Habitat from Humanity a corporation also known as Nashville Area Hamitat for Humanity, Inc.

The subject property is improved property, known as 1610 12th Avenue, North Nashville, Tennessee 37208.

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 19th day of July, 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 19th day of July, 1996.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 20, 1996

96 JUL 26 PM 12:28
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0207750
IDENTIF. + REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Jimmy E. Lewis Smith
Affiant

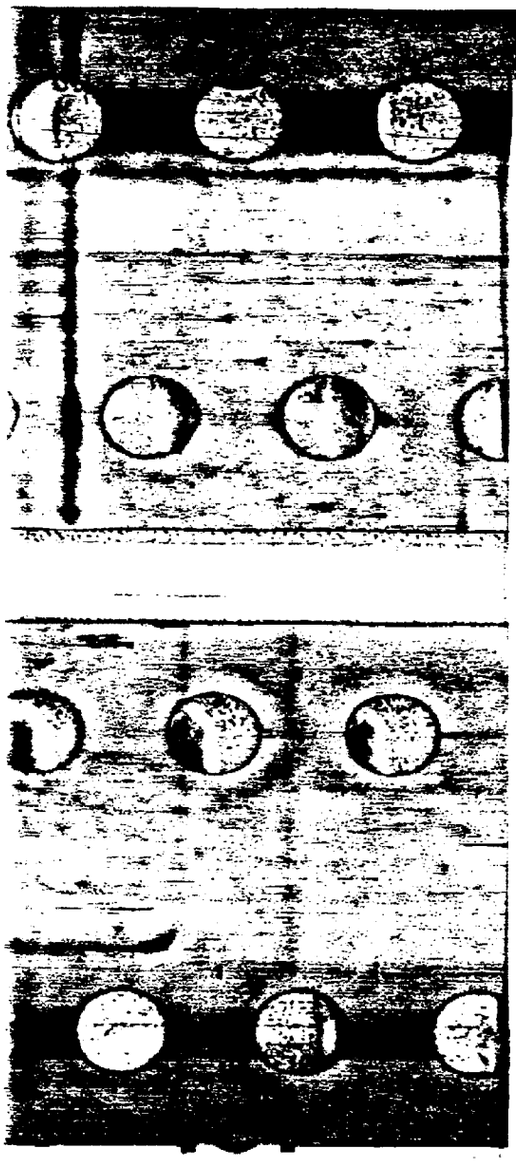
Subscribed and sworn to before me, this 19th day of July, 1996

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: Nov 20, 1996

9724 07/26 0101 03CHECK 2



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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 905

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

07/26/96 01 12:33 0001 9724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207750
IDENTIF. ↑ REFERENCE

96 JUL 26 PM 12: 28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067336