Box 50 B

0218597

IDENTIF. ↑ REFERENCE

This instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

96 AUG 27 AM 11:41

ELIA Z. ... REGISTER
DAVIDSON COUNTY, TN.

Address new owner as follows:
Anita Gail Smikes
1608 12th Avenue, North
Nashville, TN 37208

Send Tax Bills to:
Nashville Area Habitat for Humanity, Inc.
1103 Chapel Avenue
Nashville, TN 37206

Map 81-11
Parcel 554

BOOK 10168 PG 809

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 ANITA GAIL SMIKES, 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 Lot No. 129 in McGavock and Wetmore's Addition to Nashville, being the southern half of Lot No. 128, a Plan of which is recorded in Book 21, page 41, said Register's Office; said part of said lot fronts 50 feet on the east side of 12th Avenue, North, formerly Florence Street, and extends back easterly between parallel lines 154 feet more or less to an alley.
>
> Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed from William Richard Duncan, Sr., and Mary A. Duncan, husband and wife, of record in Book 9989, page 974, re-recorded in Book 10003, page 239, said Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1608 12th Avenue, North, Nashville, TN 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 23rd day of August, 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 23rd day of August, 1996.

June E. Atkinson
NOTARY PUBLIC

JUNE E. ATKINSON NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anita Gail Smikes
Affiant

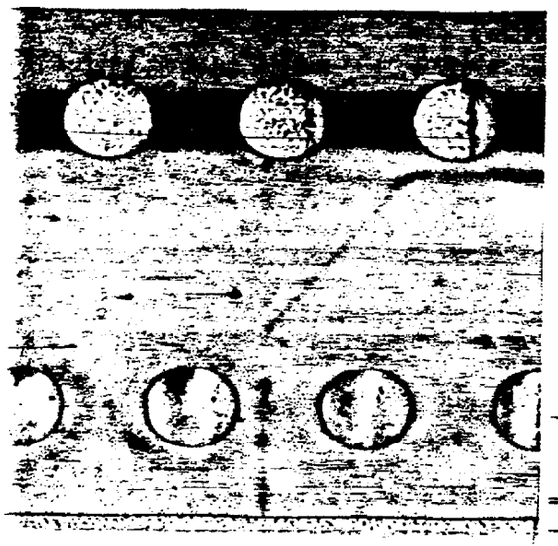
Subscribed and sworn to before me, this 23rd day of August, 1996.

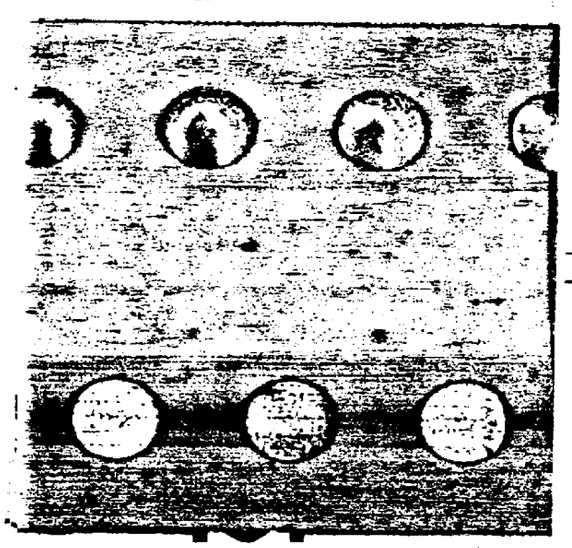
NOTARY PUBLIC

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

My Commission Expires: [illegible] 21, 1998

1364 08/27 0101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 811

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
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
08/27/96	01		11:43 0001	1364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218597 IDENTIF. ↑ REFERENCE

96 AUG 27 AM 11:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023903