0218599 Bankers B

IDENTIF. ↑ REFERENCE

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

96 AUG 27 AM 11:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address new owner as follows:
Phillippa Deneen Carlton
1713 4th 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 338

BOOK 10168 PG 821

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 PHILLIPPA DENEEN CARLTON, 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 southerly 55 feet of Lot No. 282 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 282 fronts 55 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.
>
> Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed from Melvin R. Booker, unmarried, of record in Book 10059, page 558, said Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1713 14th 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 AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

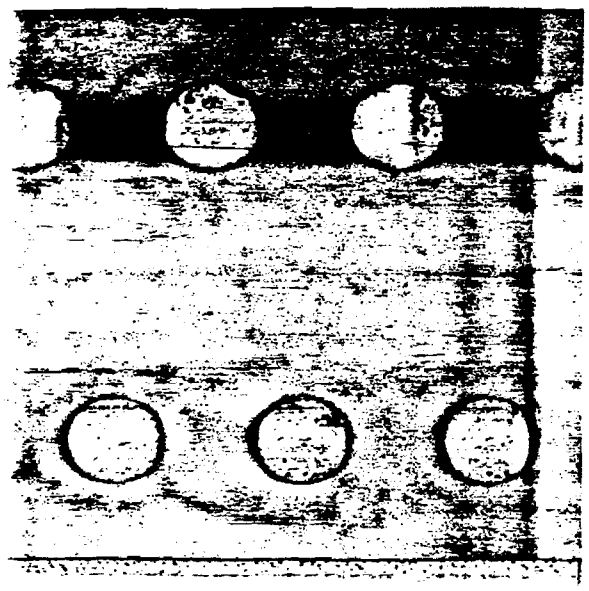
Subscribed and sworn to before me, this 23rd day of August, 1996.

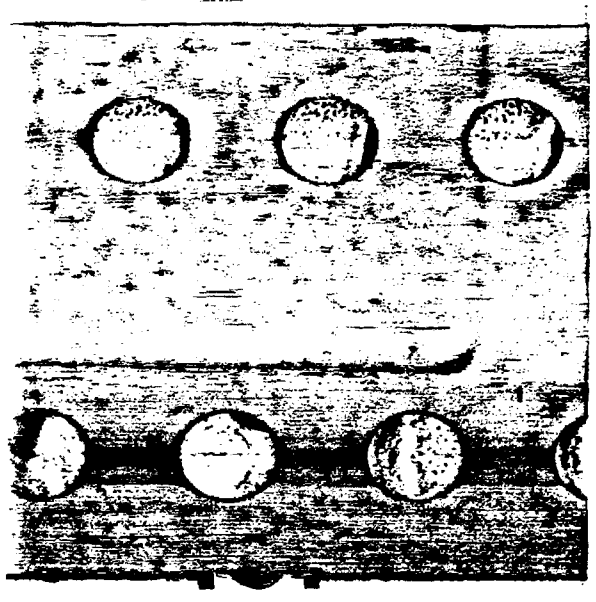
NOTARY PUBLIC

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

My Commission Expires:
11/20, 1998

1366 08/27 1101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 823

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
08/27/96	01		11:44 0001	1366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218599
IDENTIF. ↑ REFERENCE

96 AUG 27 AM 11:42

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

No. 1023905