Bk 36 Pg 6

BOOK 10230 PG 414

96 OCT 18 PM 4:0[illegible]
FELIX Z. NELSON III REGIS
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE

0237751

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
The 12th Avenue South Trust
101 Northcreek Boulevard #480 72
Goodlettsville, Tennessee 37027

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
1423 and 1429 12th Avenue South	**Map 105-5**
Nashville, Tennessee 37203	**Parcel 175**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RESOURCE HOUSING CORPORATION,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THE 12TH AVENUE SOUTH TRUST,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 16 on the Plan of Welcker's Addition to Nashville of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South, as widened, and runs back between lines 197.1 feet, more or less, on the north line and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Welcker's Addition of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said Lot fronts 101-1/2 feet on the westerly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between lines, 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Edgehill Estates, Section 49, of record in

Plat Book 4470, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 45.71 feet on the west margin of 12th Avenue South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 46 feet.

Being the same property conveyed to Resource Housing Corporation, a Tennessee not-for-profit corporation, by Deed from Homemakers, Inc., of record in Book 8107, page 79, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the Plan of record in Book 21, page 97, and in Plat Book 4470, page 35, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 4220, page 723, revised in Book 6236, page 263, Register's Office for Davidson County, Tennessee (Tract III only).

4. Terms, provisions and covenants of record in Book 4875, page 308, and Certificate of Compliance of record in Book 6924, page 614, Register's Office for Davidson County, Tennessee (Tract III only).

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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, its successors and assigns, against the lawful claims of all persons whomsoever.

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 our hands this 16th day of October, 1996.

RESOURCE HOUSING CORPORATION

BY: _____

E. D. Latimer, Executive Director

1767 10/18 0101 03CHECK 1271.00

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. D. Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executive Director of RESOURCE HOUSING CORPORATION, the within named bargainor, a Tennessee not-for-profit corporation, and that he as such Executive Director being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Executive Director.

Witness my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires January 24, 1998 State of Tennessee

My Commission Expires: _____.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $340,000.00.

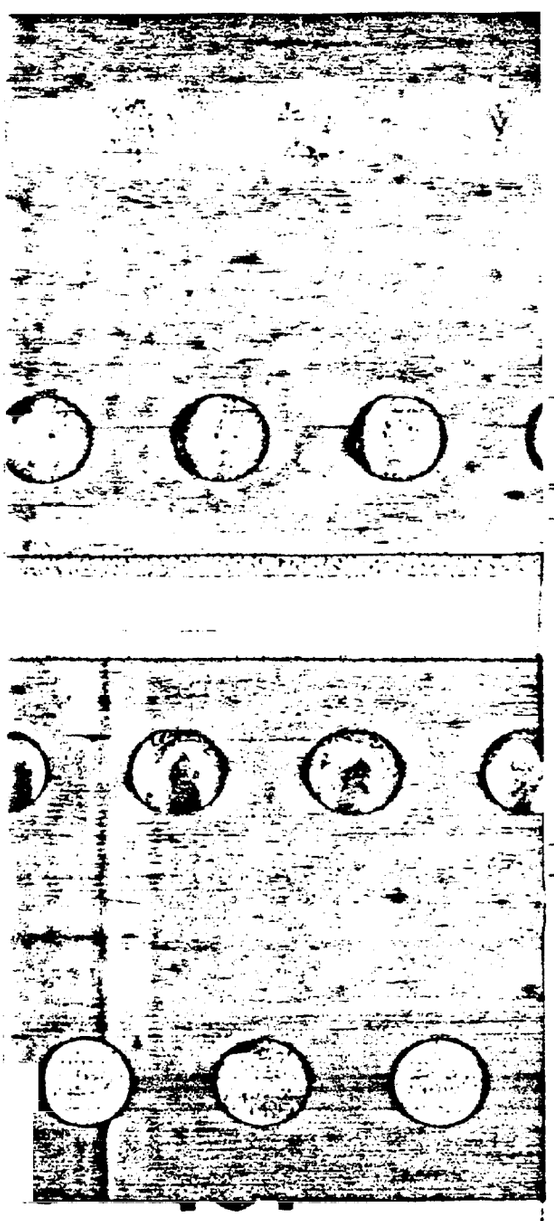
X Affiant

Subscribed and sworn to before me, this the 16th day of October, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires January 24, 1998 State of Tennessee



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10230 PG 417

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
340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 12.00
TOTAL 1271.00
CHECK 1271.00

10/18/96 01 16:13 0001 1767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237751
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1078770

No [redacted]