Box 28

BOOK 10233 PG 428

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF October, 1996.

Kathy B. Summerville
NOTARY PUBLIC

My Commission expires: 1-24-98

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	same (NAME)	81-15-320
P. O. BOX 846 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALDEN KIRSHNER, TRUSTEE FOR THE TRUST ESTATE OF CLARENCE L. PRESTON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Bransford Realty's Company's Re-Subdivision of part of the Manlove Addition, of record in Book 421, page 53, said Register's Office.

Said Lot No. 37 fronts 35 feet on the northerly side of Knowles, formerly Thompson, Street, and runs back between lines 135.3 feet, more or less, to an alley.

Being the same property conveyed to Clarence Preston by Warranty Deed from J. F. McClellan and Dora McClellan, dated January 27, 1977, of record in Book 5110, page 53, Register's Office for Davidson County, Tennessee. Said property was devisedto Alden Kirshner, Trustee by the Last Will and Testament of Clarence L. Preston, of record in Will Book 133, page 118, Probate Clerk's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 1724 Knowles Street - Nashville, TN 37208
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 21st day of October, 1996.

Alden Kirshner, Trustee U/W/O Clarence L. Preston

ALDEN KIRSHNER, TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALDEN KIRSHNER, TRUSTEE FOR THE TRUST ESTATE OF CLARENCE B. PRESTON

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of October, 1996.

My Commission expires:
11/28/98

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 OCT 22 PM 2:02
IDENTIF. & REFERENCE
0230840

96 10 22 0201 03CHECK
3.00