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IDENTIF. & REFERENCE

PICK-UP

96 NOV 21 PM 12:29

CLERK & MASTER
DAVIDSON COUNTY, TN.

BOOK 10266 PG 633

This instrument prepared by
and Return to
Leitner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

New Owner:	Send Tax Bills To.	Property Address:
Metro Development and Housing Agency Nashville, TN	SAME	1603 Cockrill Street Nashville, TN 37208 MAP PARCEL NUMBER 81-15-250

WARRANTY DEED

This conveyance, made and entered into as of the 3rd day of September, 1996 by and between Jacquelyn Sims, as Administratrix of the estate of Vurble A. Holder, hereinafter referred to as "Grantor", and Metropolitan Development and Housing Agency, hereinafter referred to as "Grantees".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the easterly 70 feet of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 336 fronts 70 feet on the south side of Cockrill Street, and runs back between parallel lines, with the westerly margin of 16th Avenue North, 100 feet to an alley.

Being the same property conveyed to Amy Sedalia Hall by deed from Harlin E. Tucker and wife Lavalette Tucker of record in Book 543, page 340, said Register's Office. The said Amy Sedalia Hall having since died. The Will of Amy Sedalia Hall of record in Will Book 79, Page 120, Davidson County Probate Court Clerk's Office devised the subject property to Ruth Holder. Ruth Holder, also known as Annie Ruth Parham died intestate leaving Vurble A. Holder as her sole heir at law as evidenced by Affidavit of Inheritance of Real Property of record in Book 9070, page 888. Vurble A. Holder died intestate on January 8, 1995.

This is unimproved property known as 1603 Cockrill Street, Nashville, Tennessee 37208.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantee, their heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes, and that Grantor will forever warrant and defend said title and quiet possession against the claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duty authorized so to do) the day and year first above written.

Jacquelyn Sims

Jacquelyn Sims, as Administratrix of
the estate of Vurble A. Holder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jacquelyn Sims, Administratrix of the estate of Vurble A. Holder the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 1996.

Notary Public

Commission Expiration: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of September, 1996.

Notary Public
Commission Expires: 3-21-98

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