0248609

IDENTIF. & REFERENCE

PICK-U

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

BOOK 10266 PG 635

96 NOV 21 PM 12:29

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

New Owner:	Send Tax Bills To.	Property Address:
Nashville Area Habitat for Humanity, Inc. 1103 Chapel Avenue Nashville, TN 37206	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 Metropolitan Development and Housing Agency, hereinafter referred to as "Grantor", and Nashville Area Habitat for Humanity, Inc., 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.

Being the same property conveyed to Metropolitan Development and Housing Agency from Jacquelyn Sims, as Administratrix of the estate of Vurble A. Holder of record in Book 10266, page 633, said Register's office.

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.

METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY

By _____

Its Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, G. F. Nicely, Exec. Direc. of the Metropolitan Development and Housing Agency the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~3rd~~ 13th day of ~~September~~ November, 1996.

_____
Notary Public

Commission Expiration: 11/22/97

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 $ 4,000.00 EMD which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

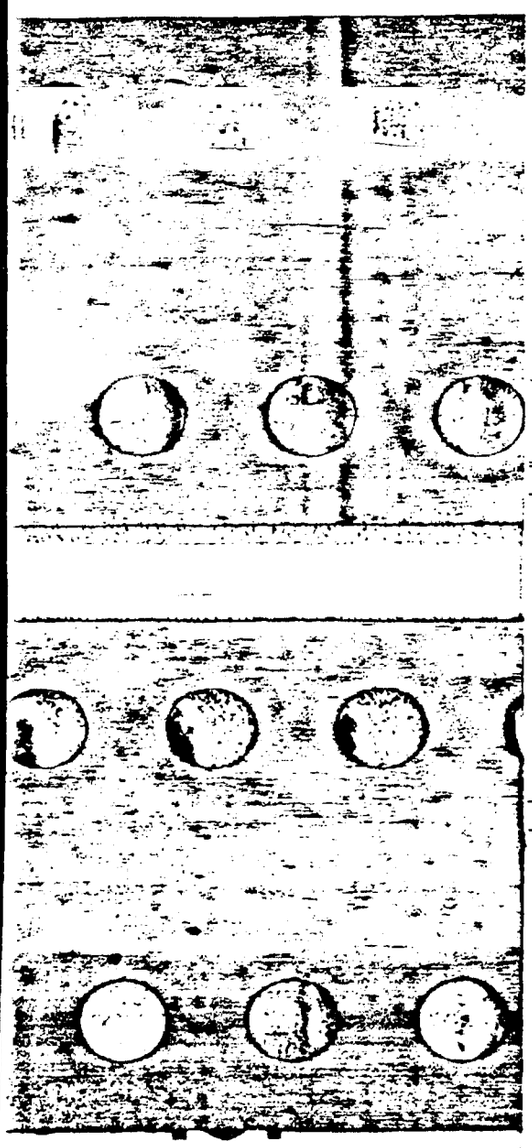
Subscribed and sworn to before me this ~~3rd~~ 21st day of ~~September~~ Nov, 1996.

_____
Notary Public

Commission Expires: 3-31-98

C:\EMW\CLOSINGS.WDS\MDHA.HAB

7866 11/21 0101 03CHECK 23.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10266 PG 637

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 4000.00
				CON TX 14.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 23.80
				CHECK 23.80
			11/21/96 01	12:33 0001 7866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 21 PM 12:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

0248809
IDENTIF. # REFERENCE

No. 1090571