0253508 Box 50-B

IDENTIF. & REFERENCE

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

96 DEC -6 PM 2:29

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Sheila Borum
1628 12th Avenue, North
Nashville, TN 37208

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
1103 Chapel Avenue
Nashville, TN 37206

MAP AND PARCEL:
MAP 81-11
GROUP
PARCEL 542

BOOK 10283 PG 464

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 SHEILA BORUM, 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 northerly one-half of Lot No. 125 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed from Noble Jones and Irma J. Jones, husband and wife, of record in Book 10024, page 383, said Register's Office.

The subject property is improved property, known as 1628 12th Avenue, North, Nashville, Tennessee 37208.

This conveyance is made subject to the following:

1. Subject to 1997 property taxes and subsequent years thereafter.

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 6th day of December, 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 6th day of December, 1996.

NOTARY PUBLIC

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

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Shelia Bowen
Affiant

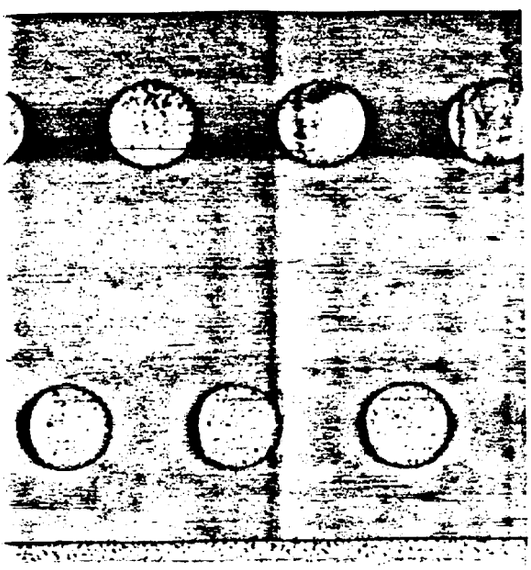
Subscribed and sworn to before me, this 6th day of December, 1996.

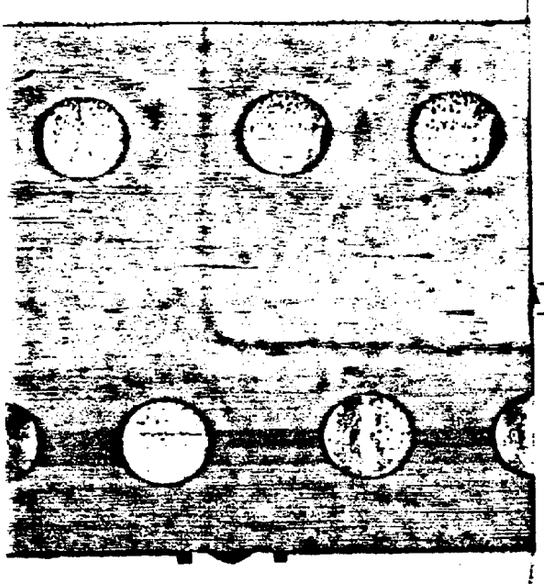
NOTARY PUBLIC

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

My Commission expires: Sept 23, 2000

3004 12/06 0101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 10283 PG 466

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
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
			12/06/96 01	14:28 0001 3004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253508
IDENTIF. # REFERENCE

96 DEC -6 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095650