Box 28

76120046

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 $ 12,000.00

Jo Anne Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January 1997

Betty B. Simmons
NOTARY PUBLIC

My Commission expires: 1-24-98

BOOK 10319 PG 142

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER: (NAME)	SEND TAX BILLS TO: (NAME)	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY	SAME	92-7-49
P. O. Box 846 (ADDRESS)	(ADDRESS)	92-7-50
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

YVONNE C. BRANDON

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:

(SEE ATTACHED EXHIBIT "A")

97 JAN 14 PM 12:18
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
012639 69

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

4608 01/14 0101 03CHECK 12.00

This is unimproved (X) improved ( ) property, known as Hermosa 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 8 day of January, 19 97.

Yvonne C. Brandon
YVONNE C. BRANDON

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10319 PG 143

STATE OF ~~TENNESSEE~~ } PENNSYLVANIA
County of ALLEGHENY }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named YVONNE C. BRANDON, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of January, 1997.

My Commission expires:
10-9-2000

Notarial Seal
Patricia J. Hoover, Notary Public
McCandless Twp., Allegheny County
My Commission Expires Oct. 9, 2000
Member, Pennsylvania Association of Notaries

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

EXHIBIT "A" BOOK 10319 PG 144

Tract I:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of C.R. Badoux Subdivision of part of Lot No. 14 Harding Lytle Tract as of record in Book 161, page 41, R.O.D.C., Tennessee.

Said Lot No. 15 fronts 40 feet on the southerly side of Hermosa Street and runs back between parallel lines 159 feet to an alley at the rear on which it measures 40 feet thereon.

Being the same property conveyed to Lucille M. Brandon and Yvonne C. Brandon, as tenants in common with the right of survivorship by deed from J. Thomas Martin, Trustee of record in Book 9441, page 173, and being the same property described in the deed of record in Book 9902, page 291, RODC. The said Lucille M. Brandon having since died.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Badoux's Subdivision as of record in Book 161, page 41, Register's Office for said County.

Said Lot No. 16 fronts 40 feet on the southerly side of Hermosa Street, and runs back between parallel lines 159.4 feet to an alley.

Being the same property conveyed to Lucille M. Brandon and Yvonne C. Brandon, as tenants in common with the right of survivorship by deed from J. Thomas Martin, Trustee of record in Book 9441, page 167 and being the same property described in the deed of record in Book 9902, page 287, RODC. The said Lucille M. Brandon having since died.