Bok 28

OLD REPUBLIC

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

BOOK 10324 PG 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF January 19 97

NOTARY PUBLIC

My Commission expires: 1/20/97

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)	92-4-245
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**

JAMES O. NICHOLS

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

THE 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 11 in Johnson Bransford's Subdivision of three parts of Lot 158 of Judge John McNairy's Mansion House Tract, situated in Nashville, of record in Book 161, page 146, and described as follows:

Beginning at a point on the east side of Morrison Street about 330 feet south of the intersection of Jackson and Morrison Streets, and extending southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the east side of Morrison Street extends back between parallel lines and with the northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

Being the same property conveyed to James O. Nichols by deed from Robert Hayes and wife, Annie Lucille Hayes, of record in Book 7494, page 695, said Register's Office.

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

unimproved (X)
This is improved ( ) property, known as 920 Morrison 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 30th day of January, 19 97.

JAMES O. NICHOLS

0265415

IDENTIFICATION REFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10324 PG 125

97 JAN 21 AM 10:22

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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 JAMES O. NICHOLS, 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 20th day of January, 19 97.

My Commission expires:
11/28/98

Jo Ann Smith
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

01/21/97 0101 03CHECK