Box 40

OLD REPUBLIC

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

BOOK 10414 PG 628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11 DAY OF April 1997

NOTARY PUBLIC

My Commission expires: 11/28/98

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:
JAVACK, L.L.C. (NAME)	SAME (NAME)	82-16-117
414 First Avenue, South (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (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

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

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

JAVACK, L.L.C.

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 No. 59, on the Plan of Payne's Addition to Edgefield, now East Nashville, of record in Book 21, page 70, said Registe'rs Office.

Said Lot No. 59 fronts 50 feet on the westerly side of Russell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Metropolitan Development and Housing Agency, by deed from Billie W. Rickles, of record in Book 10086, page 822, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANT:

1. The herein described property shall be used for residential purposes only.

unimproved ( )
This is improved (x) property, known as 931 Russell Street - Nashville, TN 37206
(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 11th day of April, 19 97.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Gerald F. Nicely, Executive Director

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10414 PG 629

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

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 DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gerald F. Nicely, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Executive Director of Metropolitan Development and Housing Agency, 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 him self as such officer (or partner).

Witness my hand and official seal at office this 11th day of April, 19 97.

NOTARY PUBLIC
STATE OF TENNESSEE
LAW

My Commission expires: 11-22-97

U. Jean Merkle
Notary Public

97 APR 11 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

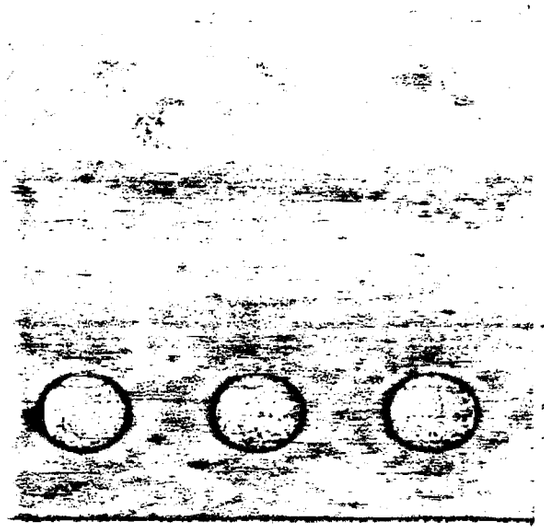
02933667

0101 03CHECK 04/11/97

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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



RECEIVED OF _____

FOR _____

BOOK 10414 PG 630

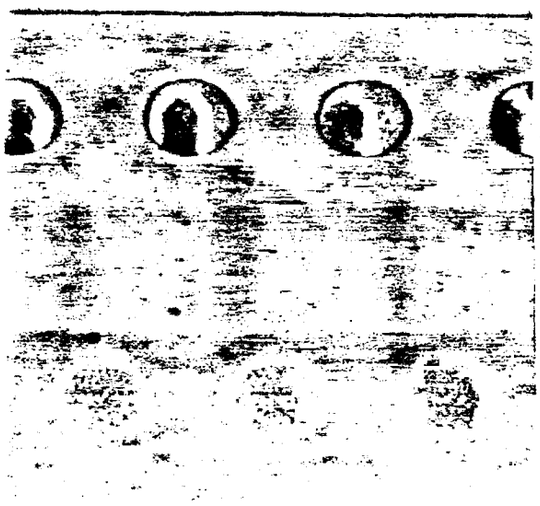
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 8.00
TOTAL 77.45
CHECK 77.45

04/11/97 01 16:09 0001 8627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0293667
IDENTIF. ↑ REFERENCE

97 APR 11 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138830