BOX 28

BOOK 10414 PG 637

Form No. WD-3

FROM

METROPOLITAN DEVELOPMENT & HOUSING AGENCY

TO

LEMONT BAKER

For draftsman's use

This instrument prepared by
Devereaux D. Cannon, Jr., Attorney
344 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEMONT BAKER (NAME)	Same (NAME)	72-11-503
2316-B BURNS STREET (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,000.00 Lemont Baker
Affiant

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

Jo Anne Smith
Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

For and in Consideration of the sum of One and No/100----------

----------($1.00)---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

8629 04/11 0101 03CHECK 165.00

0293669
IDENTIF. ↑ REFERENCE

97 APR 11 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

have bargained and sold, and by these presents do transfer and convey unto the said

LEMONT BAKER

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12B on the Plan of Zone Lot Division, Lot 12, W. B. Myers Subdivision, of record in Book 332, page 66, as amended in Book 6200, page 301, Register's Office for said County.

Said Lot No. 12B fronts 25.0 feet on the westerly margin of Burns Street and extends back between parallel lines 150.0 feet to an alley.

Form No. WD3a

Being the same property conveyed to Metropolitan Development and Housing Agency, by deed from Jaritha McCutcheon-Cousin, of record in Book 9923, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made and executed and is subject to the express conditions described in the attached Urban Homesteading Agreement which shall be made a part of this deed and is hereby incorporated into this deed as if fully set forth herein.

Promptly, upon Grantee's completion and satisfaction of the said express conditions, the Grantor shall furnish the Grantee with a Certificate of Compliance. The certification by the Grantor shall be a conclusive determination of the conditions of the Urban Homesteading Agreement. The certification shall be recorded in the Davidson County Register's Office.

If the Grantee fails, neglects, or refuses to perform any of the express conditions subsequent as stated in the Urban Homesteading Agreement, and in case such shall not be cured, ended, or remedied within 30 days of written demand by the Grantor, or within any further extension thereof that may be granted, then all such estate conveyed under this deed shall cease, and terminate and title in fee simple shall revert to and become fully revested in the Grantor, its successors or assigns, and said Grantoer shall be entitled to enter upon and take possession of the said property.

Provided, that any such reverting of title to the grantor shall always be subject to and limited by and shall not defeat, render invalid or limit in any way, (a) the lien of any mortgage or deed of trust on the property conveyed herein, and (b) any rights of interest provided in the Urban Homesteading Agreement for the protection of the trustees of any such Deed of Trust of the holders of any mortgage.

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 2316-B Burns Street - Nashville, TN 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LEMONT BAKER his heirs and assigns, forever.

And It ~~do~~ covenant with the said LEMONT BAKER that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as set out in Exhibit "A".

And METROPOLITAN DEVELOPMENT AND HOUSING AGENCY do further covenant and bind Itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said LEMONT BAKER his heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this day of April, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Gerald F. Nicely, Executive Director

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 10414 PG 639

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on 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 _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on 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 _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned 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 on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director _____ of the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY a corporation, and that he as such Executive Director, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Director.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 19 97.

V. Jean Merkle Notary Public

Commission Expires 10-22-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

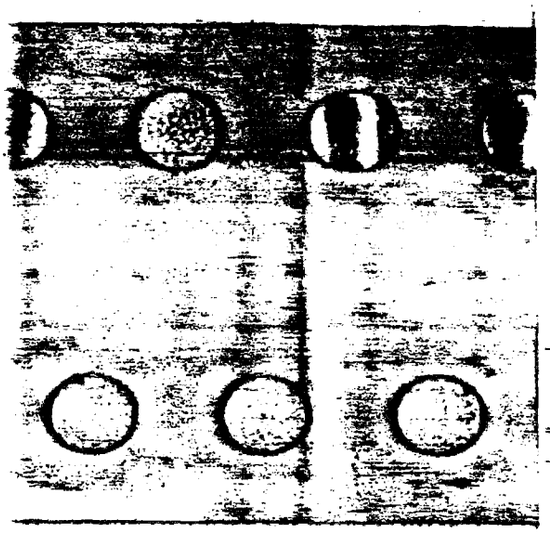
BOOK 10414 PG 640

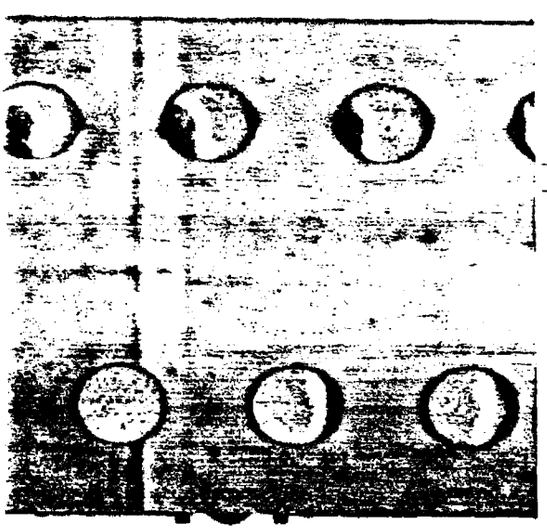
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive Covenants of record in Book 6200, page 301, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 332, page 66, amended in Book 6200, page 301, said Register's Office, which shows an Owner's Certificate, with minimum building setback line from Burns Street to be determined by Metropolitan Zoning Regulations. Subject to restrictions and notes on the Plan of record in Book 6200, page 301, said Register's Office.

3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.





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

RECEIVED OF _____

FOR _____

BOOK 10414 PG 641

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 16.00
TOTAL 165.00
CHECK 165.00

04/11/97 01 16:09 0001 8629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293669
IDENTIF. ↑ REFERENCE

97 APR 11 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138832