533

BOOK 10438 PG 283

This Instrument Prepared By:
**BANKERS TITLE & ESCROW CORPORATION**
**3310 West End Avenue, Suite 4100**
**Nashville TN 37203**
**Return to Box 50-B**

**ADDRESS NEW OWNER:**
Patrice Greer Sherrell
1518 17th 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 81-15
GROUP
PARCEL 236

6018 05/01 0101 03CHECK 216.20

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 PATRICE GREER SHERRELL, 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 the Twentieth Civil District of Davidson County, Tennessee, being part of Lot 379, D.T. McGavock and Others Additions, of record in Plat 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 quitclaim deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10182, page 465, said Register's Office.

The subject property is improved property, known as 1518 17th Avenue, North, Nashville, Tennessee 37208.

This conveyance is made subject to the following:

1. 1997 Metro property taxes, which have been assumed by Grantee.

**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 30th day of April, 1997.

**NASHVILLE AREA HABITAT FOR HUMANITY, INC.**

By: _____
Mike Goodson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Goodson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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 30th day of April, 1997.

_____
**NOTARY PUBLIC**

R. L. MOORE
NOTARY
PUBLIC
LARGE
DAVIDSON COUNTY, TN

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.

Patrice Grace Sherrell
**Affiant**

Subscribed and sworn to before me, this 30th day of April, 1997.

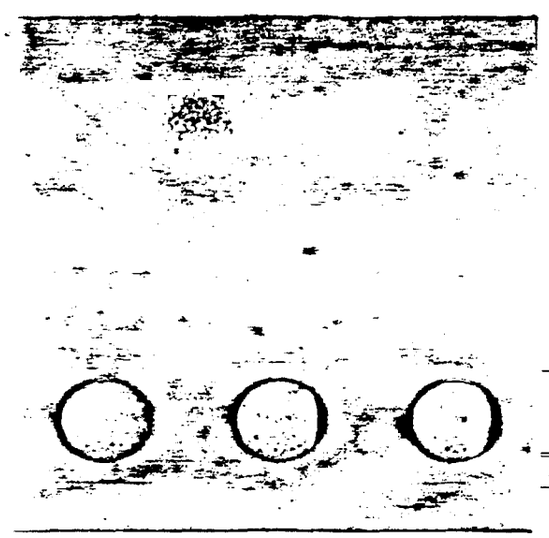
_____
**NOTARY PUBLIC**

R. L. MOORE
NOTARY
PUBLIC
LARGE
DAVIDSON COUNTY, TN

My Commission expires: Sept 23, 2000

97 MAY -1 PM 3:15
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0300341



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10438 PG 285

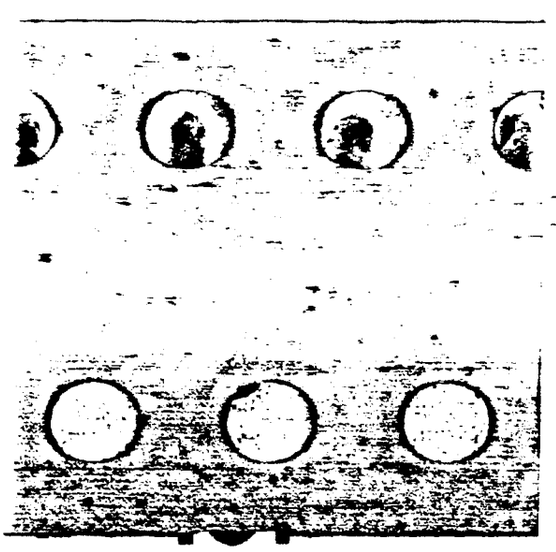
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

05/01/97 01 15:50 0001 6018

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0300341
IDENTIF. & REFERENCE

97 MAY -1 PM 3:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1146103