BOX

16/20/175

Address New Owner:
METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY
P. O. Box 846
Nashville, TN 37202

Send Tax Bills to:
same

Map-Parcel
93-7-44

BOOK 10524 PG 977

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MURRAY J. HABER, hereinafter called the **GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, hereinafter called the **GRANTEE,** its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, towit:

(SEE ATTACHED EXHIBIT "A")

This is __improved property known as ___ Shelby Street, Nashville, TN 37213, and is not the place of residence of the Grantor.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds himself, his heirs, successors, and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under him, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of July, 1997.

Murray J. Haber
MURRAY J. HABER

97 JUL 10 PM 2:24
REGISTER
DAVIDSON COUNTY, TN

U324941
IDENTIFICATION REFERENCE

BOOK 10524 PAGE 978

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 MURRAY J. HABER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contaiend.

WITNESS my hand and official seal at office this 8th day of July, 1997.

Jo Ann Smith
Notary Public

My Commission expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 1997.

Jo Ann Smith
Notary Public

My Commission expires: 11/28/98

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

EXHIBIT "A"

BK 10524 PG 979

Land in Davidson County, Tennessee, being part of Lots Nos. 2 and 3 of Block "J" on the map of Woods Subdivision of the Blood Estate, of record in Book 161, page 82, Register's Office for said County, described partly according to a survey made by Hickerson & Pleasant Engr. Co., January 7, 1966, as follows:

Beginning at a point, an iron pin, said point being in the easterly margin of South First Street and the southern margin of Shelby Avenue; thence north 48 degress 14 minutes 19 seconds east 274.4 feet with the southerly margin of Shelby Avenue; thence north 54 degrees 16 minutes 19 seconds east 10 feet to the westerly margin of an alley; thence with said alley, southwardly to the northerly margin of Sylvan Street; thence with the northerly margin of Sylvan Street, south 65 degrees 12 minutes west to an iron pin; thence on a curve having an arc 92 degrees 58 minutes, tangent 80.00 feet, length 129.48 feet, radius 79.80 feet to an iron pin in the easterly margin of South First Street; thence with the easterly margin of South First Street, north 27 degrees 46 minutes west 71.6 feet to the beginning.

Being part of the same property conveyed to Madelyn L. Haber by deed from Etta J. Ellis of record in Book 1261, page 160, Register's Office for said County. Also Being the same property conveyed to Madelyn L. Haber by deed from Park West Corporation of record in Book 5176, page 972, Register's Office for said County, the said Madelyn L. Haber having since died. The Will of Madelyn L. Haber, also known as Madelyn Lusky Haber of record in Will Book 129, page 6, Davidson County Probate Court Clerk's Office devised the subject property to Murray J. Haber, as to a Life Estate and the remainder as therein set forth .