Box 50-B
32

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10849 PG 234

ADDRESS NEW OWNER:
Ivery Ann Frazier
1533 12th 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 81-11
GROUP
PARCEL 589

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 IVERY ANN FRAZIER, 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 Davidson County, Tennessee, being Part of Lot No. 171, on the Plan of Westmore and McGavock's Plan of Nashville, Tennessee, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed of record in Book 9869, page 487, said Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1522 12th Avenue, North, Nashville, TN 37208.

This conveyance is made subject to the following:

1. Subject to 1998 property taxes and subsequent years thereafter.

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 19th day of March, 1998.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: _____
Melinda Medlin, Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Medlin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Secretary 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 19th day of March, 1998.

_____
NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

_____
Affiant

Subscribed and sworn to before me, this 19th day of March, 1998.

_____
NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

98 MAR 23 AM 11:24

04153361

IDENTIFICATION REFERENCE

9213 03/23 0101 03CHECK 216-20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10849 PG 236

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
~~MREED 8.00~~
~~TOTAL 216.20~~
CHECK 216.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/98 01 11:24 0001 9213

04153611
IDENTIF. & REFERENCE
98 MAR 23 AM 11:24
REGISTER
DAVIDSON COUNTY, TN

No. 1269551