BK: 10926 PG: 975

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,650.00

Robert J Montgomery
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF May 1998

Janice A. Farris
NOTARY PUBLIC

My Commission expires: 11-27-99

THIS INSTRUMENT PREPARED BY

Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., 211 Union St., Nashville, Tenn. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Low Income Housing Partners #2 LLC. (NAME)	(NAME)	81-11 Par.233
7811 Highway 49 East, (ADDRESS)	(ADDRESS)	
Charlotte, Tenn. 37036 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Tax Books 2 W 30200

Warranty Deed

For and in Consideration of the sum of $ 1,650.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Robert J. Montgomery, Executor of the Estate of Lucy B. Payne, dec'd., pursuant to Agreed Order of record in M. Book 425, Page 544, Probate Court for Davidson County, Tennessee,

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

Low Income Housing Partners # 2 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:

Being the Southerly 25 feet of Lot No. 353 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 353 fronts 25 feet on the Westerly side of 16th. Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property devised to Clara Harris and Frances Jarman by the will of Lucy B. Payne, deceased, of record in Will Book 210, Page 20, Probate Court Clerk's Office for said County in a Will contest order, dated Dec. 3, 1996, of record in Minute Book 414, Page 89, said Probate Court Clerk's Office for said County; and being the same property conveyed to John Bell Oden and wife, Lucy Belle Oden, by deed from Charles E. Colorigh and wife, Dorothy L. Colorigh of record in Book 2447, Page 143, Register's Office for said County. Said John Bell Oden having since died leaving Lucy Belle Oden (later known as Lucy Belle Oden Payne) as surviving tenant by the entirety. Power to convey was granted in Minute Book 429, Page 182, Probate Court Clerk's Office for Davidson County, Tennessee.

Taxes for the year of 1998 have been pro-rated and will be paid by the Grantees.

unimproved (X)
This is improved ( ) property, known as 1743 16th. Ave., North, Nashville, Tenn. 37208
(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 8th day of May, 1998.

Robert J. Montgomery, Ex
Robert J. Montgomery, Executor of the Estate of Lucy B. Payne, dec

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

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 10926 PG 976

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert J. Montgomery, Executor of the estate of Lucy E. Payne, dec'd., _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of May, 1998.

My Commission expires: 11-27-99

James R Carney
Notary Public

JAMES R. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

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

PICK-UP

98 MAY 12 AM 9:49
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04366

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, 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 _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

1961 05/12 01:01 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10926 PG 977

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 1650.00
CON TX 5.92
PRFEE 1.00
WDEED 8.00
TOTAL 14.92
CHECK 14.92

05/12/98 01 09:52 0001 5966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436668
IDENTIF. # REFERENCE

98 MAY 12 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1291988