This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 10944 PG 439

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Veronica L. Montmarquet ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Capital Housing Improvements Project, Inc. ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 15, 16, 17, 18, 19, 20, and 21 in Block No. 2 on the Plan of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for Davidson County.
>
> Said Lots front together twenty-five (25) feet each on the north side of Clifton Turnpike and extend back northwardly with the western margin of 33rd Avenue North or India Street 119 feet to an alley.
>
> Being the same property conveyed to Veronica L. Montmarquet by Deed of record in Book 9150, page 272 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 3008, 3012, 3016 Clifton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 19th day of May, 1998.

Veronica L. Montmarquet

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Veronica L. Montmarquet personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his/her free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 19th day of 1998.

Notary Public
My Commission Expires: July 22, 2000

k:\atty4\capital\chipinc\deed.war

BOOK 10944 PG 440

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $21,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

Commission Expiration: July 22, 2000

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

Capital Housing Improvements
Projects, Inc.
c/o Capital Bank & Trust Co.
1820 West End Avenue
Nashville, Tennessee 37203

PROPERTY ADDRESS:

3008, 3012, 3016 Clifton Avenue
Nashville, Tennessee 37209

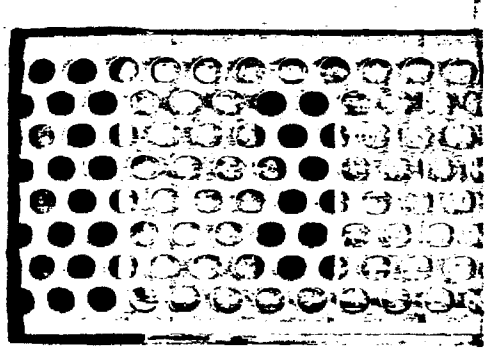
MAP PARCEL NUMBER
92-5-281
92-5-339
92-5-338

98 MAY 26 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1310 05/26 0101 03CHECK 86.70

04411675
IDENTIF. # REFERENCE

k:\atty4\capital\chipinc\deed.war



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

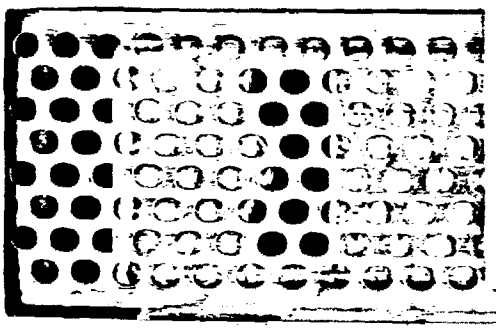
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70
05/26/98 01 11:10 0001 1310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04416.75
IDENTIF. ← REFERENCE

98 MAY 26 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297275