BOX 28

97060196

OLD REPUBLIC

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

BOOK 11128 PAGE 966

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

Kathy J. Clarke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF Sept., 1998

J. Lisa Smith
NOTARY PUBLIC

My Commission expires: 12/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT & HOUSING AGENCY (NAME)	SAME (NAME)	81-15-209
P. O. BOX 846 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CAROLYN WRAY, ADMINISTRATRIX OF THE ESTATE OF ELPHINE FLOYD TALLEY

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

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A"

04927711
IDENTIFICATION REFERENCE

98 SEP 28 AM 10:57
REGISTER
DAVIDSON COUNTY, TN.

unimproved (XX)
This is improved ( ) property, known as 1603-1/2 17th Avenue, North, Nashville, TN 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 28th day of September, 1998.

Carolyn J. Wray

CAROLYN WRAY, ADMINISTRATRIX OF THE ESTATE OF ELPHINE FLOYD TALLEY

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CAROLYN WRAY, ADMINISTRATRIX OF THE ESTATE OF ELPHINE FLOYD TALLEY

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September, 19 98

My Commission expires:
11/28/98

J Lina Smith
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

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

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 383 in Mcgavock Wetmore's and others addition "called the addition to the Town of Mcgavock, a plan of which addition is of record in Book No. 21, page 41, of the Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 383 fronts 25 feet on the westerly side of 17th Avenue North, and runs back between parallel lines 170 feet more or less, to an alley, and further described as follows, to wit:
Beginning at a point on the westerly margin of 17th Avenue North, formerly James Street, 75 feet northerly from Cockrill Street and the said 17th Avenue North; thence westerly and parallel with the said Cockrill Street 170 feet more or less to an alley; thence with the easterly line of said alley and northerly 25 feet to a point; thence easterly and with the line between Lots 383 and 384 in said addition 170 feet more or less, to the westerly margin of said 17th Avenue North, thence southerly and with said westerly margin of said 17th Avenue North 25 feet to the place of beginning.

Being the same property conveyed to Ranal Talley and wife, Elphina Talley and John Talley, unmarried, by deed from J. L. Smith and wife, Mattie Maud Smith, of record in Book 836, page 351, Register's Office for said County, and being the same property conveyed to Ranal Talley and wife, Elphina Talley, by installment deed from John Talley, an unmarried man, of record in Book 1012, page 162, said Register's Office, the said Ranal Talley having pre-deceased Elphina Talley and the said Elphina Talley having since died. See Court Order #98P-1005, Probate Court for Davidson County, Tennessee.

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