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IDENTIF. ↑ REFERENCE

51-B

This Instrument Was Prepared By:

Jack F. Stringham II, Attorney at Law,
Suite 1500, Nashville City Center,
511 Union Street,
Nashville, Tennessee 37219

98 DEC 11 PM 3:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11249 PAGE 939

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO**	**MAP/PARCEL**
Metropolitan Development and Housing Agency 701 South Sixth Street P.O. Box 846 Nashville, TN 37202	Same	Map 93-09 Parcel 313

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Paul Moore, Jr., Paula Brown, Bonnie Ellen Lee and Vivian Highsmith Jenkins, the heirs at law of Bonnie Martin Moore, deceased; Robert Martin, Freddie L. Martin and Kenneth Martin, Jr., the heirs at law of Kenneth Martin, deceased; Wenonah Burnett, Robert Kleiser, Edward Kent Hill and Jo Ellen Eaves and Yvette Cain, Guardian ad Litem for contingent remaindermen (the heirs at law of Wenonah Burnett) pursuant to the provisions of the Consent Final Decree in the matter of Wenonah M. Burnett, et al. v. Paula Brown, et al., No 96-3400-III, Chancery Court of Davidson County, Tennessee, entered April 22, 1998, in Minute Book 103, page 203, Clerk and Master's Office for Davidson County, Tennessee (collectively, the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Metropolitan Development and Housing Agency** (the "Grantee"), its successors, and assigns, a certain tract or parcel of improved land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A

This is improved property known as 9th and McGavock, Nashville, Davidson County, Tennessee.

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, and we do covenant with the said Grantee 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, except for such matters as appears of record, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever. The use of any gender shall be applicable to all genders.

WITNESS our hands, this 11th day of December, 1998.

Paul Moore, Jr.

Paula Brown

Bonnie Ellen Lee

Vivian Highsmith Jenkins by Paula Brown

Robert Martin

Freddie L. Martin

Kenneth Martin, Jr.

Wenonah M. Burnett

Robert Kleiser

Edward Kent Hill

Jo Ellen Eaves

Yvette Cain as guardian ad litem for contingent remaindermen (the heirs at law of Wenonah Burnett)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Bonnie Ellen Lee, ~~Vivian Highsmith Jenkins~~, Robert Martin, Freddie L. Martin, Robert Kleiser and Jo Ellen Eaves, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by them for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 1998.

Notary Public

My Commission Expires:

JACK F. STRINGHAM, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Paula Brown, Wenonah M. Burnett and Edward Kent Hill, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by them for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 1998.

JACK F. STRINGHAM, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me personally appeared Nathaniel H. Koenig, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Moore, Jr. and Kenneth Martin, Jr., and acknowledged that he executed the same as the free act and deed of Paul Moore, Jr. and Kenneth Martin, Jr.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 1998.

JACK F. STRINGHAM, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me personally appeared Paula Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vivian Highsmith Jenkins, and acknowledged that she executed the same as the free act and deed of Vivian Highsmith Jenkins.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 1998.

JACK F. STRINGHAM, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Yvette Cain as guardian ad litem for contingent remaindermen (the heirs at law of Wenonah Burnett), to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her in her capacity as guardian ad litem for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 1998.

JACK F. STRINGHAM, II
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT 28 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

This transaction is exempt from the transfer tax because the transferee is a governmental entity.

AFFIANT

Subscribed and sworn to before me, this 11th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:

_____

DONNA A.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23 2001

BOOK 11249 PAGE 943

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee and also being part of Lot No. 23 on the Plan of Southfield, as of record in Book "N" page 459, at the Register's Office for said County and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the easterly right-of-way line of Tenth Avenue South, right-of-way width unknown, and the southerly right-of-way line of McGavock Street, right-of-way width unknown..

Thence leaving the easterly right-of-way line of Tenth Avenue South with the southerly right-of-way line of McGavock Street North 60 Deg 32 Min 32 Sec east, 177.00 feet to an iron rod set at the intersection of the southerly right-of-way line of McGavock Street, and the westerly right-of-way line of Ninth Avenue South, right-of-way width unknown;

Thence leaving the southerly right-of-way line of McGavock Street with the westerly right-of-way line of Ninth Avenue South south 29 Deg 02 Min 01 Sec east, 161.00 feet to an iron rod set at a corner common with the property of Haworth H. Parks, as of record in Deed Book 9519, page 272, at the Register's Office for Davidson County, Tennessee.

Thence leaving the westerly right-of way line of Ninth Avenue South with the northerly property line of Haworth H. Parks South 60 Deg 32 Min 32 Sec West, 177.00 feet to an iron rod set in the easterly right-of-way line of Tenth Avenue South;

Thence with the easterly right-of-way line of Tenth Avenue South north 29 Deg 02 Min 01 Sec west, 161.00 feet to the point of beginning. Containing 28,496 square feet (0.654 acres more or less).

Being the same property conveyed to Lillian A. Martin, a single woman by deed from The Guaranty Title Company, a Tennessee corporation of record in Book 1045, page 326, said Register's Office. The said Lillian A. Martin having since died. testate, the property was devised by her, as provided in her Will of record in Will Book 84, page 53, Probate Court Clerk's Office for Davidson County, Tennessee, to Bonnie Martin Moore, Kenneth Martin, and Wenonah Burnett, a life estate, with the remainder to their heirs, per stirpes; and the said Bonnie Martin Moore and Kenneth Martin having since died, the property is now vested in the heirs at law of Bonnie Martin Moore, deceased, being Paul Moore, Jr., Paula Brown, Bonnie Ellen Lee, and Vivian Highsmith Jenkins, the heirs at law of Kenneth Martin, deceased, being Robert Martin, Freddie L. Martin, and Kenneth Martin, Jr., and Wenonah Burnett, and Yvette Cain, Guardian ad Litem for contingent remaindermen (the heirs at law of Wenonah Burnett) (see Wenonah M. Burnett, et al v. Paula Brown, et al., No. 96 - 3400-III, Chancery Court of Davidson County, Tennessee).

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