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

ADDRESS NEW OWNER:
Charlette Watson
1802 Seminary Street
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
533 Hagan Street
Nashville, TN 37203

MAP AND PARCEL:
MAP pt.71
GROUP 9
PARCEL 31

BOOK 11543 PAGE 545

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 Charlette Watson, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto 353 06/25 0101 03CHECK 222.20

The subject property is improved property, known as 1802 Seminary Street, Nashville, TN 37203.

This conveyance is made subject to the following:

1. 1999 Metro property taxes, which have been assumed by Grantee.

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 24th day of June, 1999.

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 she 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 24th day of June, 1999.

Janice H. Collins
NOTARY PUBLIC

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: January 26, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Priscilla C. Ulrich
Affiant

Subscribed and sworn to before me, this 24th day of June, 1999.

Janice H. Collins
NOTARY PUBLIC

My Commission expires: January 26, 2002

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BOOK 11543 PAGE 547

Land in Davidson County, Tennessee being Lot No. 120 on the Plan of Scruggs Sub. Brooklyn Heights as recorded in Book 332, page 140, 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 from Sue Ann Kelly and husband, Joe Kelly and Anna Lou Kelly of record in Book 11261, page 518, said Register's Office.

0604104
REFERENCE
99 JUN 25 PM 12:23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 548

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

98 DEC 25 PM 2:2

0604104

REMITTANCE REFERENCE

CAMT 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 222.20
CHECK 222.20

12/25/98 01 14:29 0001 4353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482848