[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **June, 1999** between **Nashville Homestead, ,** GRANTOR, and **Kimyatta M. Nixon and Keith T. Nixon, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 44 on the Plan of L. H. Davis Subdivision of Lot No. 41 on the Clifton Plan as of record in Plat Book 57, page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.
Said Lot No. 44 fronts 50 feet on the easterly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Metropolitan Development and Housing Agency by Deed from Richard Rooker, Clerk for the 20th Judicial Circuit Court of Davidson County, Tennessee of record in Book 11473, Page 38, Register's Office for Davidson County, Tennessee and being further conveyed to Nashville Homestaed by Quit Claim Deed from "MDHA" being recorded simultaneously herewith.

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(s), their heirs and assigns, forever; and 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 herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **June, 1999.**

Nashville Homestead

Loretta Connors Owens

Loretta Connors Owens Executive Director

06081193
RECEIVED FOR RECORD & REFERENCE
99 JUL -6 PM 2:20
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.
303.00

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Loretta Connors Owens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Executive Director of the Nashville Homestead Corp., and that he/she as such Executive Director executed the foregoing instrument for the purpose therein contained by signing the name of Nashville Homestead Corp. by him/her self as Executive Director. Witness my hand and official seal this 30th day of June, 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $79000

Affiant

Subscribed and sworn before me this 30th day of June, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Kimyatta M. Nixon
1008 43rd Avenue North
Nashville, Tennessee 37209

Send Tax Bills to:
First Union
1100 Corporate Center Drive/NC477
Raleigh, NC 27607-5066

Map & Parcel Number:
Map: 91-8 Parcel: 84.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11559 PAGE 515

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

0608193

REGISTER'S REFERENCE

99 JUL -6 PM 2:20

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

DEED	79000.00
CO TX	292.30
PRFEE	1.00
UCCED	8.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

07/06/99 03 14:22 3001 3704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487101