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BOOK 11570 PAGE 419

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **July, 1999** between FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP, hereinafter called GRANTOR, and MARION CHRISTOPHER MAYFIELD, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto MARION CHRISTOPHER MAYFIELD, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1212 3RD AVENUE SOUTH, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds ITSELF, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY _____, Gen. Partner
FAIR HOUSING ASSOCIATES
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 JUL 13 AM 11:03

0201190

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, WALTER H. CARTER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be GENERAL PARTNER of FAIR HOUSING ASSOCIATES, the within named bargainor, a _____ corporation, and that he/she as such GENERAL PARTNER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as GENERAL PARTNER.

Witness my hand, at office, in MADISON, DAVIDSON County, this **8th**, day of **July, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

MARION CHRISTOPHER MAYFIELD, UNMARRIED
9831 Concord Rd.
Brentwood, TN 37027

Property Address:

1212 3RD AVENUE SOUTH
NASHVILLE, TN 37210

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 105-3, PARCEL 244

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **July, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being part of Lot Numbered "twenty-three" (23) in John Nelson's Plan recorded in Deed Book 2, page 182, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 23 fronts thirty-four feet, more or less, on the east side of Third Avenue South, Nashville, Tennessee, and runs back between parallel lines, 125 feet, more or less, to a twelve foot alley. Said property begins 302 feet south of the intersection of Third Avenue, South with Franklin or Chestnut Street.

BEING the same property conveyed to FAIR HOUSING ASSOCIATES, A TN GENERAL PARTNERSHIP, by Warranty Deed from ROY C. FORKUM ET UX, of record in Book 11273, page 67, Register's office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 105-3, PARCEL 244).

2. All matters as set forth on the Plan of record in Plat Book 2, page 182, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06110 12

INDEXING REFERENCE

99 JUL 13 AM 11:03

BOOK 11570 PAGE 422

[illegible] $1,500.00
[illegible] 135.00
[illegible] 1.00
[illegible] 12.00
[illegible] 2.00
TOTAL 150.00
CHECK 150.00
[illegible] 11:03 0001 177E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490124