Box 37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 S. 6th Street Nashville, TN 37206	Map 81-11-138	Same EXEMPT
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, John William Sykes and Margaret Ann Sykes (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Metropolitan Development and Housing Agency ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of L. A. Champion's Subdivision of certain lots in the Harding Addition to Nashville, a plan of which is of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to John W. and Margaret A. Sykes by Final Decree Confirming Sale in Minute Book 24, page 143, of record in Book 6766, page 401, said Register's Office.

99 OCT -1 AM 9:29
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN
0641539
DEED REFERENCE

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property, located at 1611 21st Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee , Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transaction is EXEMPT from transfer tax obligations pursuant to T.C.A. Section 67-4-409(f).

Affiant

Subscribed and sworn to before me this 30th day of September 1999.

Notary Public
My Commission Expires: May 28, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

99 10/01 0101 03CHECK
$18.00
14.00

0594417.01
063258-006 09/29/1999

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee , Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 30th day of September, 1999.

JOHN WILLIAM SYKES

MARGARET ANN SYKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, John Williams Sykes, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of September, 1999.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Margaret Ann Sykes, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 1999.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0594417.01
063258-006 09/28/1999

EXHIBIT A

1. Matters shown on the Plan of L.A. Champion's Subdivision of certain lots in the Harding Addition to Nashville record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

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