Instr:200007140069718 Page: 1 OF 3
REC'D FOR REC 07/14/2000 10:13:52AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $329.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1470

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shanta D. Conwell (NAME)	GMAC Mortgage Corporation (NAME)	092-09-0-101.00
3048 Indiana Avenue (ADDRESS)	100 Witmer Road (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Metropolitan Development and Housing Agency

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shanta D. Conwell and Steven P. Conwell, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 30 and 31 in C.E. Jackson's Subdivision of the Marable Lot as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lots No. 30 and 31 front 39 feet each on the northerly side of Indiana Avenue formerly Locust Street, and runs back between parallel lines 115 feet to an alley.

Being that same property conveyed to Metropolitan Development and Housing Agency by deed from Richard R. Rooker, Clerk of the Circuit Court of record in Book 10801, Page 369, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 3048 Indiana Avenue Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 21st day of June, 2000

Metropolitan Development and Housing Agency
By:
Gerald F. Nicely, Executive Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ *DAVIDSON*

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gerald F. Nicely with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director and _____ respectively of the Metropolitan Development and the within named bargainor, and corporation, and that he as such Executive Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gerald F. Nicely as such Executive Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~XXXXXXXXXXXXXXX~~ Nashville, Tennessee on this the 22nd day of June, 2000.

My commission expires September 29, 2001

Doris J. [illegible] Notary Public

DORIS J. DAVIS NOTARY PUBLIC LAR[illegible] CO.

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____ Notary Public

06/22/00 THU 08:37 FAX 615 373 3952 JACK CASE WILSON 003

WARRANTY DEED

FROM

Metropolitan Development and Housing Agency

TO

Shanta D. Conwell and Steven P. Conwell, wife and husband

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027