Bar 11

WARRANTY DEED

Instr:200008110079818 Page: 1 OF 2
REC'D FOR REC 08/11/2000 2:14:22PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $255.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MY COMMISSION EXPIRES 3-29-03

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith R. Sales (NAME)	Capital Bank & Trust Company (NAME)	105-04-116.00
40 Shepard Street (ADDRESS)	1820 West End Avenue (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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 Keith R. Sales, unmarried

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:

Land in Davidson County, Tennessee, being the western one half of Lot 26 in John Trimble's Homestead Plan of Lots, as of record in Book 57, page 53, Register's Office for Davidson County, Tennessee.

Said western one half of Lot 26 fronts 25 feet on the northerly side of Tennessee, now Shephard Street, and extends back northerly between lines about 172 feet on its easterly line and 128.6 feet on its westerly line to an alley in the rear.

Being the same property conveyed to METROPOLITIAN DEVELOPMENT AND HOUSING AGENCY by deed from LULA GOOCH of record in Book 5830, page 354, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 40 Shepard Street, Nashville, Tennessee 37210
(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 3rd day of August, 2000

Metropolitan Development And Housing Agency
By:

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 DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Metropolitan Development And Housing Agency the within named bargainor, and corporation, and that he as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of August, 2000.

My commission expires May 28, 2003

A. Denise Hagewood
Notary Public

DENISE HAGEWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.