Bk 28A

01040144

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 08/20/01 09:20 3pgs
Fees:17.00 Taxes:0.00

20010820-0089393

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 17 DAY OF August, 2001.

NOTARY PUBLIC

My Commission expires: 31 January 2004

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT & HOUSING AGENCY	same	Map:71-1 Parcel:76
(NAME) P. O. Box 846	(NAME)	Map: 71-1 Parcel: 88
(ADDRESS) Nashville, TN 37202	(ADDRESS)	Map: 71-1 Parcel: 89 & Map 71-1 Parcel 143
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01040144

Warranty Deed

For and in Consideration Of the sum of $125,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARCIA F. COHEN AND JACK BYRD, CO-TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MOLLIE FEIGENBAUM, DECEASED, AND IRA WEINSTEIN AND ARYEH MAKLEFF, TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF MARILYN STERN, DECEASED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of E. C. Scruggs' land on Taylor Lane, as of record in Book 547, page 179, Register's Office for said County, described as follows:

Beginning at the southwesterly corner of an unnamed 40 foot street and a proposed 40 foot street; running thence northwesterly with the southwesterly side of said unnamed street 260 feet; thence continuing in the same direction with the southwesterly line of Lot No. 6 on said plan, 270 feet, in all 530 feet, to a point in the line of a 20 acre tract of land shown on said plan in the name of J. C. Haynes, being the southwesterly corner of said Lot No. 6; thence south 2 degrees west, with the easterly boundary of said 20 acre tract, 420 feet to the northwesterly corner of Lot No. 8 on said plan, thence southwesterly with the line between said Lots Nos. 7 and 8, 300 feet to the northwesterly margin of said proposed street; thence northeasterly along said proposed street, 355 feet to the beginning, containing 3.40 acres, more or less.

Tract 2:

Land in Davidson County, Tennessee, being Tract No. 3 and E. C. Scruggs' Plan of land on Taylor's Lane, as of record in Book 547, page 179, Register's Office for said County, more particularly described as follows:

Beginning at a point at the northwest corner of the Mattie B. Kirkpatrick tract, thence northwesterly along the southerly margin of a 40 foot street, 370 feet to a corner in said street; thence southwesterly along the easterly margin of said street, 355 feet to a point; thence southeasterly 325 feet to a point on the westerly margin of said

Mattie B. Kirkpatrick tract; thence northeasterly and with the westerly margin of the said Kirkpatrick tract; 300 feet to the point of beginning, containing 2.66 acres, more or less.

Included in the above but excluded therefrom are those portions thereof described in the deed from Marilyn Stern and Mollie Feigenbaum to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4297, page 397, Register's Office for said County.

Tract 3:

Land in Davidson County, Tennessee, being one-half of Lot No. 1 and all of Lot No. 2 of E. C. Scruggs' acre tracts on Taylor's Lane, and more particularly described as follows:

Beginning at a point at the northeast corner of Monticello Street and Taylor's Lane, thence easterly along the northerly margin of Taylor's Lane, 41 1/2 feet to a point; thence northeasterly 400 feet to a point; thence southeasterly 150 feet to a point on the line of the Mattie B. Kirkpatrick tract, 385 feet from Taylor's Lane; thence North 42 degrees East 300 feet to a point; thence northwesterly along the margin of Lots 2 and 3 of said Scruggs' acre lots; 325 feet to a point on the easterly margin of said Monticello Street; thence southwesterly and with the easterly margin of said street, 755 feet to the point of beginning and containing 3.05 acres, more or less.

Being the same property conveyed to Marilyn Stern and Mollie Feigenbaum by deeds of record in Book 2597, page 630 and Book 2692, page 233, Register's Office for said County, the said Marilyn Stern and Mollie Feigenbaum having since died testate and their Wills being of record in Will Book 132, page 229, and Will Book 228, page 47, respectively, Davidson County Probate Court Clerk's Office.

This is unimproved property known as WEST TRINITY LANE& MONTICELLO DRIVE, NASHVILLE, TENNESSEE 37207

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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17th day of July, 2001.

Marcia F. Cohen, Trustee

Ira Weinstein, Trustee

Jack Byrd, Trustee

Aryeh Makleff, Trustee

By: Ira Weinstein, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ira Weinstein, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23RD day of July, 2001.

My Commission expires: 4/30/05

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marcia F. Cohen, Trustee and Jack Byrd, Trustee, the bargainor(s) , with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17TH day of July, 2001.

My Commission expires:

MY COMMISSION EXPIRES 1-31-05

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ira Weinstein, to me known to be the person who executed the foregoing instrument on behalf of Aryeh Makleff, Trustee, and acknowledged that he executed the same as the free act and deed of the said Aryeh Makleff, Trustee.

Witness my hand and official seal at office this 23RD day of July, 2001.

Notary Public

My Commission expires:

4/30/02