WARRANTY DEED

R-AHR-02-0528

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $79,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-21-04

(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Rae	Affordable Housing Resources,	
528 31st Avenue North (ADDRESS)	(NAME) 1011 Cherry Avenue	92-10-165
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MDHA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEBRA RAE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.1 of the ReSubdivision of lots 53,54,55,56, on the Plan of I. L. Pendleton's Subdivision of the Steger Homeplace, as of record in Plat Book 8250 page 466, Register's Office for Davidson County, TN.
Said Lots Nos. 53,54,55, and 56 fronts together 230 feet on the easterly side of 31st Avenue, North and run back between parallel lines 186 feet deep.
Being part of the same property conveyed to Metropolitian Development and Housing Agency by deed dated 10/5/1994 and filed 10/5/1994 in Book 9485 page 48, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 528 31st Avenue North, Nashville, Tennessee 37208
(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/our hand(s) this 25th day of April, 2002.

MDHA

Dep Ex Director

aka Metropolitan Development and Housing Agency

Davidson County DEEDWARR
Recvd: 05/02/02 08:48 2pgs
Fees:13.00 Taxes:292.30

20020502-0053819

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named MDHA , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2002.

My Commission Expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared James C. Thelgen and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Deputy Executive Director and _____ respectively of the Metropolitan Development & Housing Agency the within named bargainor, and corporation, and that he as such Deputy 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 James C. Thelgen as such Deputy Executive Director

Witness my hand and official seal at office at Nashville, TN on this the 25th day of April, 2002.

My Commission Expires 9/28/02

_____
Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903