Davidson County DEEDWARR
Recvd: 07/05/02 15:44 2pgs
Fees:13.00 Taxes:351.50
20020705-0081410

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Aretha Lynn Nelson
304 Rainwood Court
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee*

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
533 Hagan Street
Nashville, Tennessee 37203

MAP AND PARCEL:
050100C27400CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE AREA HABITAT FOR HUMANITY, INC.**, a Tennessee non-profit corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **ARETHA LYNN NELSON**, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Chesapeake Homes, Phase 1, Section 6, as of record at Instrument Number 20011026-0117230, in said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Affordable Housing Resources, Inc. and Nashville Area Habitat for Humanity, Inc., by deed of record at Instrument 20010627-0068195 in said Register's Office, and subsequently to Grantor by quitclaim deed of record at Instrument Number 20020605-0068475, in said Register's Office.

The subject property is improved property, known as 304 Rainwood Court, Nashville, Tennessee 37207.

This conveyance is made subject to the following:

1. 2002 County property taxes, which are being prorated at closing and assumed by Grantee.

2. Matters shown on the Plan of record as Instrument No. 200110260117230, said Register's Office.

3. Restrictive Covenants contained in instrument of record as Instrument No. 200110250117084, said Register's office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or

WITNESS my hand this 2nd day of July 2002.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Chris McCarthy
Title: Exec Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris McCarthy, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Exec. Director of **Nashville Area Habitat for Humanity, Inc.**, maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of July, 2002.

Cheryl N. Howell
Notary Public

My Commission expires: 9/28/02



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

x Aretha Nelson
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2002.

Cheryl N. Howell
Notary Public

My Commission expires: 9/28/02

