Davidson County DEEDWARR
Recvd: 08/13/03 15:44 2pgs
Fees:13.00 Taxes:366.30

20030813-0116616

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

R-AHR-03-1024

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
Larry D. Waller	Affordable Housing Resources	
1024 10th Ave N	(NAME) 1011 Cherry Ave.	81-16-668
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY D. WALLER, hereinafter called the Grantee(s), 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. 7 on the plan of Haslam's Addition to Nashville, of record in Book 21, Page 17, Register's Office for said County.

Said lot fronts 441/2 feet on the easterly side of 10th Avenue North formerly Belleville Street, and runs back 153 feet on the Southerly line and 1541/2 feet on the northerly line to an alley and shows 40 feet on said alley.

Being the same property conveyed to Metropolitan Development and housing Agency by Deed dated 6-20-96 and filed for record on 6-20-96 in Book 10093, Page 158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1024 10th Ave N, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of May, 2003.

Metropolitan Development and Housing Agency

BY: _____
~~President~~ PHIL RYAN, EXECUTIVE DIR.

ATTEST:

N/A
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Phil Ryan, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the EXECUTIVE DIRECTOR of the Metropolitan Dev. & Hsg. Agy, the within named bargainor, and corporation, and that he as such EXECUTIVE DIRECTOR being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Phil Ryan.

Witness my hand and official seal at Nashville, TN on this the 29th day of May, 2003

NOTARY PUBLIC

My Commission Expires: 9-24-2005

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903