THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Mo[illegible]ina L. Williams and Joseph Luther Allen
1002 11th Avenue North
Nashville, TN 37203

MAP PARCEL NUMBERS
Map & Parcel 81-16-6

Davidson County DEEDWARR
Recvd: 02/19/04 13:28 2pgs
Fees:13.00 Taxes:327.45

20040219-0019342

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of May, **2003**, by and between **MDHA**, party of the first part, and **MONTTINA L. WILLIAMS and JOSEPH LUTHER ALLEN, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$88,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being the northerly 35 feet of the southerly 77 feet of Lots Nos. 20 and 21 on the Plan of B.W. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for said County.

BEGINNING on the easterly margin of 11th Avenue, North, formerly Cumberland Street, 442 feet northerly form the northerly margin of Jackson Street; thence with the easterly margin of said Avenue, northerly 35 feet; thence easterly parallel with Jackson Street 100 feet to the line between Lots Nos. 19 and 20 on said plan; thence with said line southerly 35 feet; thence westerly 100 feet to the beginning.

BEING the same property conveyed to William Walton and wife, Lula Walton, by deed from Lula Walton of record in Book 6131, page 656, Register's Office for Davidson County, Tennessee, dated 8/25/83 and recorded 9/7/83. BEING further conveyed and part of the same property conveyed to Metropolitan Development and Housing Agency by Declaration of Taking from the Circuit Court of Davidson County, 20th Judicial District of record in Instrument No. 20010817-0089348, Register's Office, Davidson County, Tennessee, dated August 30, 2000 and recorded August 17, 2001.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MDHA

By: Karl Ryan

May.27. 2003 3:28PM No.1079 P. 4/12

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On this **27th** day of **May, 2003,** before me personally appeared **Phil Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **himself**, to be the EXECUTIVE DIRECTOR of **MDHA**, the within named bargainor, and **he**, as such has executed the foregoing instrument on behalf of the company for the purposes therein contained, by signing the name of the company by **himself**, as its EXECUTIVE DIRECTOR.
Witness my hand and official seal.

Doris F. Ahearn
NOTARY PUBLIC

DORIS F. AHEARN NOTARY PUBLIC AT LARGE

My Commission Expires: 9-24-05

I, or we, do hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$88,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **27th** day of **May 2003.**

Notary Public

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESSS:
1002 11th Avenue North
Nashville, TN 37203

May.27. 2003 3:29PM No.1079 P. 5/12