THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22534-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $6,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2004. Notary Public My Commission Expires: 11/25/2006

DONALD E. KNEEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kristal M. Jackson 2521 Delk Avenue Nashville, TN 37208	NEW OWNER	Map No.081.10 Parcel No. 135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Area Habitat for Humanity**, Inc.* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristal M. Jackson** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* A TENNESSEE CORPORATION,

This is unimproved property located at 2521 Delk Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2004.

Nashville Area Habitat for Humanity, Inc.

BY: _____

OFFICER AND BOARD MEMBER

Davidson County DEEDWARR
Recvd: 04/28/04 15:15 2pgs
Fees:13.00 Taxes:22.20

20040428-0048340

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared JOHN K FOLGER, 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 OFFICER - BOARD MEMBER (or other officer authorized to execute the instrument) of Nashville Area Nabitat for Humanity, Inc, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of April, 2004.

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision. of Hardings Bosley Tract, as of record in Plat Book 161, page 155, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc by Quitclaim Deed dated 2/9/00 from Metropolitan Development and Housing Agency of record in Instrument No. 200002160015484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been assumed by the Grantee(s)
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8698, page 767, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Plat Book 161, page 155, Register's Office for Davidson County, Tennessee.