0406026?

BOX 28A

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/14/04 14:49 3pgs
Fees:17.00 Taxes:0.00

20041214-0148697

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00.

Brandy K. Rel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th
December, 2004

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	Same (NAME)	92-7-254
P. O. Box 846 (ADDRESS)	(ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 4,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DAVID RACHEL AND WIFE, JANET C. RACHEL

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to David Rachel and wife, Janet C. Rachel, by deed of record in Book 9761, page 835, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Merry Street - Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of December, 2004.

David Rachel
DAVID RACHEL

Janet C. Rachel
JANET C. RACHEL

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID RACHEL AND JANET C. RACHEL, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of December, 2004.

My Commission expires:
1-29-06

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

SURVEYOR'S DESCRIPTION
DAVID & JANET RACHEL PROPERTY
MERRY STREET
TAX MAP 92-07, PARCEL 254
FIRST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE WEST BY THE HORACE MURRAY PROPERTY, AS OF RECORD IN DEED BOOK 5505, PAGE 372-R.O.D.C.,TN, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF ALLEYWAY NUMBER 941 (15' WIDE), BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY MARGIN OF THE RAILROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY MARGIN OF THE RAILROAD;

THENCE, A COMMON LINE WITH THE HORACE MURRAY PROPERTY, AS OF RECORD IN DEED BOOK 5505, PAGE 372-R.O.D.C.,TN, N02°32'24"E, 179.33' TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEYWAY NUMBER 941;

THENCE, WITH SAID MARGIN, S87°07'14"E, 50.00' TO AN IRON PIN;

THENCE, S02°32'24"W, 135.43' TO AN IRON PIN IN THE NORTHWESTERLY MARGIN OF THE RAILROAD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°49'43", A RADIUS OF 1575.00', A LENGTH OF 50.27', AND A CHORD BEARING AND DISTANCE OF S51°13'43"W, 50.26' TO AN IRON PIN;

THENCE, CONTINUING WITH THE NORTHWESTERLY MARGIN OF THE RAILROAD, S52°08'35"W, 16.08' TO THE POINT OF BEGINNING.

CONTAINING 7,882 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

Prepared By:
Thornton & Associates, Inc.
1205 S. Graycroft Avenue
Madison, TN 37115
File No. 04-949