Davidson County DEEDWARR
Recvd: 08/25/05 16:08 2 pgs
Fees:13.00 Taxes:37.00

20050825-0101990

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-JOHN-05-1007

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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 (NAME)	MAP-PARCEL NUMBERS
Valerie A. Cleaves	New Owner	
1007 Warren Street		81-16-591
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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 & HOUSING AGENCY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE A. CLEAVES, 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 15, as shown on the map entitled B.W. Halls Addition of record in Plat Book 17, Page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Metropolitan Development & Housing Agency by Quitclaim Deed as of record in Instrument No. 20050323-0031633 and re-recorded in Instrument No. 20050526-0059680, 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 1007 Warren Street, 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 22nd day of August, 2005.

Metropolitan Development & Housing Agency

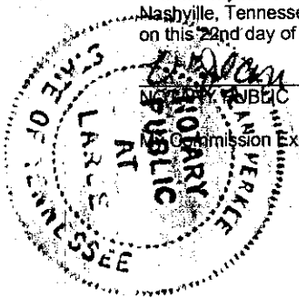
BY: _____
Phil Ryan

Its: Executive Director

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, 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 Metropolitan Development & Housing Agency, the within named bargainor, a government agency, 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 government agency, by himself as Executive Director.

Witness my hand and official seal at
Nashville, Tennessee
on this 22nd day of August, 2005.



NOTARY PUBLIC

My Commission Expires: 9-24-2005

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903