OLD REPUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Phillip Burgendine
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF November, 2005.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

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

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)	92-8-34
P. O. BOX 846 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/22/05 10:56 2 pgs
Fees:12.00 Taxes:0.00

20051122-0140983

Warranty Deed

For and in Consideration of the sum of $ 25,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SANDRA PATRICIA SMITH GRAVES AND RONALD C. SMITH, SR., CO-SUCCESSOR TRUSTEES OF THE LOUISE HOLMES SMITH TRUST DATED APRIL 6, 1999.

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:

Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of Judge John McNairy's Mansion House Tract, as of record on the front fly leaf of Book No. 9, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jo Johnson Avenue, formerly Line Street, 120 feet east of the easterly margin of 16th Avenue North, formerly Park Street; thence with the northerly margin of Jo Johnson Avenue, eastwardly 60 feet to the westerly margin of an alley; thence with said alley northwardly 177 feet to the southerly margin of another alley; thence with the last mentioned alley, westwardly 60 feet; thence southwardly 177 feet to the beginning.

Being part of the same property conveyed to Louise Holmes Smith, Trustee, or Successor Trustee, of the Louise Holmes Smith Trust Dated April 6, 1999, a Revocable Living Trust, by deed of record in Book 11569, page 147, said Register's Office.

This is unimproved (X) improved ( ) property, known as 1504 Jo Johnson Avenue - Nashville, TN 37203
(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 14th day of November, 2005.

Sandra Patricia Smith-Graves
SANDRA PATRICIA SMITH GRAVES, CO-SUCCESSOR TRUSTEE

Ronald C. Smith
RONALD C. SMITH, SR., CO-SUCCESSOR TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ OHIO
County of Mahoning

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SANDRA PATRICIA SMITH GRAVES, CO-SUCCESSOR TRUSTEE OF THE LOUISE HOLMES SMITH TRUST DATED APRIL 6, 1999., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of November, 2005.

My Commission expires:
CORA EVANS, NOTARY PUBLIC
State of Ohio
My Commission Expires April 19, 2006

Cora Evans
Notary Public

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 RONALD C. SMITH, SR., CO-SUCCESSOR TRUSTEE OF THE LOUISE HOLMES SMITH TRUST DATED APRIL 6, 1999., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of November, 2005.

My Commission expires:
7-29-06

JO ANN SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Jo Ann Smith
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