Davidson County DEEDWARR
Recvd: 02/28/06 14:56 2 pgs
Fees:13.00 Taxes:406.63

20060228-0023123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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

WARRANTY DEED

B-AFG-06-027

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:	MAP-PARCEL NUMBERS
Debbie Denning	M & I Bank FSB	
27 Perkins Street (ADDRESS)	(NAME) 4121 NW Urbandale Drive (ADDRESS)	105-04-0 022.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Urbandale, IA 50322 (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 AND HOUSING AGENCY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBBIE DENNING, 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:

A CERTAIN TRACT OF LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, AND LOCATED ON THE SOUTH SIDE OF PERKINS STREET AND ON THE WEST SIDE OF LINCOLN STREET AND BEING PART OF SAME REAL PROPERTY IN WHICH A LIFE ESTATE WAS CONVEYED TO KATHERINE B. JOHNSON BY THE WILL OF HER DECEASED FATHER, B.A. JOHNSON, AS OF RECORD IN WILL BOOK 70, PAGE 193, IN THE OFFICE OF THE COUNTY COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE, AND IN WHICH THE ENTIRE REMAINDER ESTATE WAS CONVEYED TO THE SAID KATHERINE B. JOHNSON, BY DEED FROM MRS. LOUISE JOHNSON MANNING AS OF RECORD IN BOOK 4285, PAGE 173, AND BY DEED FROM MILDRED CLARK WILLIAMS, AS OF RECORD IN BOOK 4285, PAGE 173 AND BY DEED FROM MILDRED CLARK WILLIAMS, AS OF RECORD IN BOOK 4285, PAGE 167, SAID REGISTER'S OFFICE, AND BY DEED FROM MYRTLE JOHNSON MURRAY, AS OF RECORD IN BOOK 4228, PAGE 622, AND BY DEED FROM TOM LITTLE AS OF RECORD IN BOOK 4228, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND ACCORDING TO SURVEY BY ELBERT F. LUTH
ER, JR., DATED OCTOBER, 1972, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF FIRST ALLEY SOUTH OF PERKINS STREET IN THE CITY OF NASHVILLE, THENCE WITH THE WEST MARGIN OF LINCOLN STREET, N. 2 DEG. E. 152.2 FEET TO AN IRON PIN THE SOUTH MARGIN OF PERKINS STREET; THENCE WITH THE SOUTH MARGIN OF PERKINS ST. N 85 DEG. W. 50.00 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF PERKINS STREET; THENCE S. 5 DEG. W. 152.5 FEET TO AN IRON PIN IN THE NORTH MARGIN OF FIRST ALLEY SOUTH OF PERKINS STREET; THENCE WITH THE SAID NORTH MARGIN OF SAID ALLEY S. 85 DEG. E. 50.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, A CORPORATION BY WARRANTY DEED FROM E. HUTCH CARLOCK, RECORDED ON THE 11TH DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021011-0124958, IN THE REGISTER'S OFFICE OF 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 27 Perkins Street, Nashville, Tennessee 37210
(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 17th day of February, 2006.

Metropolitan Development and Housing Agency

BY: _____

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 him self to be the Executive Director of MDHA, the within named bargainor, a corporation, 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 corporation, by him self as Executive Director.

Witness my hand and official seal at Nashville, Tennessee
on this 17th day of February, 2006.

A. Denise Hagewood
NOTARY PUBLIC

My Commission Expires 3-31-2007

A. DENISE HAGEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903