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 $ 13,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF August, 2006.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:
DAVID PRITCHARD (NAME)	Same (NAME)	93-15-304
1024 2nd Ave. S (ADDRESS)	(ADDRESS)	93-15-300
Nashville TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 13,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

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

DAVID PRITCHARD

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"

Davidson County DEEDWARR
Recvd: 08/16/06 08:56 3 pgs
Fees:18.00 Taxes:48.10
20060816-0100683

This is unimproved (X) improved ( ) property, known as 1023 2nd Avenue, South and 1031 2nd Avenue South - Nashville, TN 37210
(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 AUGUST, 2006.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
Phil Ryan, Executive Director

INDIVIDUAL ACKNOWLEDGMENTS:

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

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 DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PHIL RYAN, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the EXECUTIVE DIRECTOR of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a corporation (or partnership), and that he, 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 him self as such officer (or partner).

Witness my hand and official seal at office this 16th day of August, 2006

My Commission expires: 9-29-2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires SEPT. 19, 2009

EXHIBIT "A"

Tract 1

Located in Davidson County, Tennessee, and being Lot No. 9 in Isaac Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said Lot No. 9 fronts 50 feet on the westerly side of 2nd Avenue South, formerly Market Street and runs back between parallel lines, 135 feet more or less to an alley.

Being the same property conveyed to METROPOLITAN DEVELOPMENT ANG HOUSING AGENCY, by deed from WILLIS N. MORGAN, JR. AND ELOISE H. MORGAN, of record as Instrument No. 20021011-0124959, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Isaac Paul's Elysian Grove Lots in South Nashville.

Said Lot No. 12 fronts 50 feet on the west side of Second Avenue, South, formerly Market Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, by deed from ANNETTE LEWIS, of record as Instrument No. 20020927-0117828, said Register's Office.

This conveyance is made subject to the following:

1. THE BUYER MUST BEGIN CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL UNIT ON EACH OF THE PROPERTIES WITHIN ONE (1) YEAR AFTER THE CLOSING. IN THE EVENT THAT CONSTRUCTION HAS NOT BEGUN ON EITHER OR BOTH LOTS IN A TIMELY MANNER, OWNERSHIP OF THE LOT(S) NOT IN COMPLIANCE WITH THIS REQUIREMENT SHALL REVERT TO THE SELLER UPON REFUND OF THE ORIGINAL PURCHASE PRICE TO THE BUYER.

2. RESTRICTIONS AS FOLLOWS: The completed dwelling units shall be sold only to owner occupants as their primary residence.