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 $ 14,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF August, 2006.

NOTARY PUBLIC

My Commission expires: 5-22-2010

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:
R. SPENCER CONSTRUCTION INC. (NAME)	SAME (NAME)	93-16-388
210 25th Ave. N #D14 (ADDRESS)	(ADDRESS)	93-16-389
Nashville TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 14,000.00 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

R. SPENCER CONSTRUCTION, INC.

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: 08/17/06 13:10 3 pgs
Fees:18.00 Taxes:51.80
20060817-0101666

This is unimproved (X) improved ( ) property, known as 15 Decatur Street
17 Decatur Street - 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 himself as such officer (or partner).

Witness my hand and official seal at office this 7th day of August, 2006.

My Commission expires:
9-29-2009

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

EXHIBIT "A"

Tract 1

Land in Davidson County, Tennessee, being the Northerly Thirty-five (35) feet of Lot Seven (7), Block "G" of the Hermitage Add., a Plan of which is of record in Plat Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Northerly 35 feet of Lot 7 lies on the East side of Decatur Street, and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet, more or less, to an alley in the rear.

Being the same property conveyed to METROPOLTAN DEVELOPMENT AND HOUSING AGENCY, by deed from JOHN SAVAGE of record in Book 10512, page 191, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot No. 7 and the northerly 22 feet of Lot No. 8 of Block "G" on the Map of Hermitage Addition, as of record in Book 57, pages 42 and 43, Register's Office for said County.

Said parts of said lots adjoin and front together 37 feet on the easterly side of Decatur Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, by deed of record as Instrument No. 20031103-0130911, said Register's Office.

This conveyance is made subject to the following restriction:

The completed dwelling units shall be sold only to owner occupants as their primary residence.