# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/07 09:29 2 pgs
Fees:13.00 Taxes:196.10
**20070221-0021310**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 7, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2301 Metrocenter Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Metropolitan Development and Housing Agency | Metropolitan Development and Housing Agency | 92-8-33 |
| (NAME) | (NAME) | |
| P.o. Box 846 | P.O. Box 846 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37202 | Nashville, TN 37202 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald Bell, 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, STATE OF 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 9, Register's Office for Davidson County, Tennessee, being Lot No. "C" on a survey of a resubdivision of said lot, not of record, described according to a survey made by Harvey Gee, Surveyor, July 25, 1946, as follows:

Beginning on the northerly margin of Jo Johnston Avenue at the southwest corner of the property conveyed to Flem B. Otey by deed from Raymond Denny and wife, of record in Book 1312, page 27, said Register's Office; thence with Otey's westerly line northwardly 167.5 feet to the southerly margin of an alley; thence with said alley westwardly 26 feet; thence southwardly 167.5 feet to the northerly margin of said Avenue; thence with said Avenue eastwardly 26 feet to the beginning.

Being the same property conveyed to DONALD BELL, by deed from MARY D. BELL, UNMARRIED, of record in Instrument Number 20070208-0016668, dated January 29, 2007, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1506 Jo Johnston Ave., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 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 my hand this 16th day of February 2007.

Donald Bell

Donald Bell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February 2007.

Commission expires:




Tiffany R. Addison

Notary Public