WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of Feb., 2007

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/01/07 15:57 2 pgs
Fees:13.00 Taxes:307.10
20070301-0025591

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dava Frierson	SAME	105-03-0-345.00
1119 1st Avenue South		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Metropolitan Development and Housing Agency**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dava Frierson, a married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Jesse L. Mooney and Richard A. Lewis Property, of record in Book 8250, page 461, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Metropolitan Development Housing Agency, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, on May 10, 2006, of record in Instrument Number 20070201-0013503, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-03-0-345.00.
- Subject to all matters as shown on the Plan of record in Book 8250, page 461, Register's Office Davidson County, Tennessee.

This is improved property known as: **1119 1st Avenue South, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2007.

Metropolitan Development and Housing Agency

BY: _____
PHIL RYAN, EXECUTIVE DIRECTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28 day of February, 2007, before me, appeared Phil Ryan, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executive Director of the Metropolitan Development and Housing Agency, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Phil Ryan, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Juanita Spurlock My Commission Expires: Nov. 24, 2007
NOTARY PUBLIC

JUANITA SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007