This Instrument Prepared by:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, TN 37203

ADDRESS NEW OWNER:
Nashville Area Habitat for Humanity, Inc.
1006 Eighth Avenue, South
Nashville, Tennessee 37203

SEND TAX BILL:
To New Owner

MAP AND PARCEL:
050-10-0C-295.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAVONIA CAROTHERS,** an unmarried person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **NASHVILLE AREA HABITAT FOR HUMANITY, INC.,** a Tennessee non-profit corporation, hereinafter called the Grantee, its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being known as Lot No. 28 on the Plan of Chesapeake Homes, Section 6, Phase 2, of record as Instrument Number 20020626-0077004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Lavonia Carothers, an unmarried person, by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record as Instrument No. 20030605-0078043, said Register's Office.
>
> The description of this property is the same as set forth in the most current prior deed of record.

The subject property is improved property, known as 3428 Rainwood Drive, Nashville, Tennessee 37207.

This conveyance is made subject to the following:

1. 2007 County property taxes, which are being prorated at closing and assumed by Grantee.

2. Matters shown on the Plan of record as Instrument No. 20020626-0077004, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, Special Assessments, etc. contained in instrument of record as Instrument No. 20011025-0117084, as amended by First Amendment of record as Instrument No. 20030611-0080742 as re-recorded as Instrument No. 20030625-0087223, said Register's Office.

4. Storm Water Detention Agreements of record as Instrument No. 20010628-0068560 and 20010801-0081581, said Register's Office.

5. Restrictive Covenants contained in instrument of record as Instrument No. 20030605-0078043, said Register's Office.

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, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or

Davidson County DEEDWARR
Recvd: 08/31/07 10:25 2 pgs
Fees:13.00 Taxes:358.90
20070831-0104873

otherwise. 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 30th day of August, 2007.

LAVONIA CAROTHERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said State and County duly commissioned and qualified, LAVONIA CAROTHERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Nashville Area Habitat for Humanity, Inc.

By: _____
Chris McCarthy, President and
Chief Executive Officer

Subscribed and sworn to before me, this 30th day of August, 2007.

Notary Public

My Commission expires: May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010