070805

Address New Owner:	Send Tax Bills to:	Map-Parcel
Metropolitan Development and Housing Agency P. O. Box 846 Nashville, TN 37202	Same	(Part of) 93-11-211

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, US COMMUNITY CREDIT UNION, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

WITNESS my hand this 19th day of September, 2007.

US COMMUNITY CREDIT UNION

By: Cheryl Thompson

Cheryl Thompson, President/CEO

Davidson County DEEDWARR
Recvd: 09/20/07 08:33 3 pgs
Fees:17.00 Taxes:0.00

20070920-0112388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President/CEO of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of Sept., 2007.

Jo Ann Smith
Notary Public

My Commission Expires: 5-22-2010

JO ANN SMITH
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 $35,325.00.

Affiant

Subscribed and sworn to before me, this 19th day of Sept., 2007.

Jo Ann Smith
Notary Public

My Commission expires: 5-22-2010

This instrument prepared by:
Devereaux D. Cannon, Jr, Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT "A"

Being a tract of land running on, over and across portions of Lot 7 and lot 6 of the subdivision of Lot No. 50 of the University plan as recorded in Plat Book 57, page 54, Register's Office for Davidson County, Tennessee (RODC), being Metro Employees Credit Union as recorded in Deed Book 7448, page 550, RODC, Bounded on the North by Hermitage Avenue, on the west by the eastern ROW of Academy Place and on the South by the remainder of Lots 6 and 7, Tract being described as follows:

POINT OF BEGINNING being a point on the Right-of-Way (ROW) at the existing intersection of Hermitage Avenue and Academy Place; thence with said ROW of Hermitage Avenue South 71°43'23" East 106.05 feet to a point; thence leaving said ROW with a new severance line along a curve to the left having a length of 24.35 feet, a radius of 15.50 feet, an interior angle of 90°00'00", and having a chord bearing and distance of South 63°16'37" West 21.92 feet to a point; thence South 18°16'37" West 35.04 feet to a point; thence along a curve to the left having a length of 68.88 feet a radius of 85.50 feet, an interior angle of 46°09'23" , and a chord bearing and distance of South 04°48'04" East 67.03 feet to a point on the eastern ROW of Academy Place; thence with said ROW North 27°52'46" West 161.98 feet to the point of beginning, containing 4,159 square feet or 0.10 acres.

Being a portion of the property conveyed to Metro Employees Credit Union, by deed from Richard T. Resha, Sr., and wife, Harriett Marie Resha, of record in Book 7448, page 550, dated January 13, 1988, said Register's Office. By instrument of record as Instrument No. 20031104-0161609 Metro Employees Credit Union was merged into US Courthouse Credit Union. By instrument of record as Instrument No. 20050204-0013585 the name US Courthouse Credit Union was changed to US Community Credit Union.