Return TO:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File Number 6070484

Davidson County DEEDWARR
Recvd: 10/01/07 13:49 2 pgs
Fees:13.00 Taxes:416.68

20071001-0116571

Send Tax Bills To:
Franklin American Mortgage
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

New Owner is:
Drexel A. Martin
2400 Broker Street
Nashville, TN 37208

MAP: 092-07-0
PARCEL: 214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Metropolitan Development and Housing Agency**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Drexel A. Martin, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 14,15, and 16 on the plan of Ashcrafts subdivision of Lot No. 11 on Boyd-McNairy Tract, as of record in Book 37, page 59, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Booker Street, formerly Harding Street, and a street called Compromise Street, being the southeast corner of said lot No. 16; thence with the northerly margin of Booker Street, westerly 100 feet on the corner Lot Nos. 13 and 14; thence northerly with the line between said two lots 95 ft and 8 inches to the southerly margin of an alley, easterly 106 feet, more or less, the westerly margin of Compromise Street; thence with the westerly margin of said street, southerly 103 feet 8 inches to the beginning.

Included in the above description but excluded from this conveyance is Lot 14 and part of 15 sold to Jazk J. Cohen and Sam Garfinkle, of record in Book 3067, page 353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Metropolitan Development and Housing Agency from United States Marshal for the Middle District of Tennessee by Special Warranty Deed dated February 21, 2006 and recorded on March 17, 2006 of record in Instrument # 20060317-0031281, being a re-recording of Instrument # 20060224-0021717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

PR
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of SEPTEMBER, 2007.

GRANTOR: **Metropolitan Development and Housing Agency**

By: _____

Its: EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, PHIL RYAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the EXECUTIVE DIRECTOR of the **Metropolitan Development and Housing Agency** the within named bargainor, and that he/she as such EXECUTIVE DIRECTOR, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 24th day of SEPTEMBER, 2007.

V. Jean Merkle
Notary Public

My Commission Expires: 9-19-2009

V. JEAN MERKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

My Commission Expires SEPT. 19, 2009

The actual consideration or value, whichever is greater, for this transfer is $112,615.00.

_____
Affiant

SWORN TO and subscribed before me this 24th day of SEPTEMBER, 2007.

_____
NOTARY PUBLIC

My commission expires: _____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010