07110025

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 11/19/07 09:07 2 pgs
Fees:12.00 Taxes:0.00

20071119-0134934

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Jo Cassandra Watkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2007.

Randy K. Pirk
NOTARY PUBLIC

My Commission expires:
11/22/10

RANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY	Same	Map:92-8-26 Parcel:
(NAME) P. O. Box 846	(NAME)	Map: Parcel:
(ADDRESS) Nashville, TN 37202	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07110025

Warranty Deed

For and in Consideration Of the sum of $25,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CASSANDRA HOGGETT WATKINS

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, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of a lot marked Lester Lot "B" on the plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.

Said part of said Lot "B" begins on the easterly margin of 16th Avenue North, formerly Park Street, 32 ½ feet southwardly from the southerly intersection of the first alley south of Clinton Street; running thence with the easterly margin of said 16th Avenue, southwardly 44 ½ feet; thence at right angles eastwardly 92 feet; thence northwardly at right angles 44 ½ feet; thence westwardly and parallel to said alley 92 feet to the beginning.

Being the same property conveyed to CASSANDRA HOGGETT WATKINS, by deed from FRANK A. HOGGETT, of record as Instrument No. 20020820-0100630, dated June 12, 2002, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This is unimproved property known as 606 16th Avenue, North, Tennessee 37203

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of November, 2007

CASSANDRA HOGGETT WATKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CASSANDRA HOGGETT WATKINS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 16th day of November, 2007.

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