Davidson County DEEDWARR
Recvd: 01/10/08 11:22 3 pgs
Fees:17.00 Taxes:0.00
20080110-0003168

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Metropolitan Development and Housing Agency	New Owner	Map/Parcel -
701 South Sixth Street		92-8-29
Nashville, TN 37206		07-12-13154b 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Amanuel G. Hagos and Tesfaye B. Yemru, as tenants in common** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Metropolitan Development and Housing Agency,** (The "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Schedule "A"

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years
2. Plan in the McNairy Mansion Homes tract in the city of Nashville, Tennessee, a plan of which is of record in the front fly leaf of Book 9, of the Register's Office for Davidson County, Tennessee. To which plan reference is hereby made a more complete and accurate description.

This is improved property commonly known as: 1514 Jo Johnston Avenue, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

The actual consideration or value, whichever is greater for this transfer is $0.00
Buyer is Governmental Agency And Is Tax Exempt.

Affiant

Subscribed and sworn to before me this 7th day of January, 2008

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themself, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of January, 2008.

Amanuel Hagos

Amanuel G. Hagos

Tesfaye B. Yemru

Tesfaye B. Yemru

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2008, before me personally appeared Amanuel G. Hagos and Tesfaye B. Yemru to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: September 19, 2009

Notary Seal present, but could not be reproduced.

Bill Garrett
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EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 134 IN THE MCNAIRY MANSION HOMES TRACT IN THE CITY OF NASHVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN THE FRONT FLY LEAF OF BOOK 9, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED 20 FEET EAST OF THE NORTHWEST CORNER OF JO JOHNSTON AVENUE AND SIXTEENTH AVENUE NORTH; THENCE EASTERLY WITH NORTHERLY MARGIN OF JO JOHNSTON AVENUE 20 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY MARGIN OF SIXTEENTH AVENUE NORTH 129 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY MARGIN OF JO JOHNSTON AVENUE 40 FEET TO THE EASTERLY MARGIN OF SIXTEENTH AVENUE NORTH; THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF SIXTEENTH AVENUE NORTH 79 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF THE PROPERTY DEVISED TO THE GREEK ORTHODOX CHURCH OF NASHVILLE, TENNESSEE UNDER WILL OF TINA GIANIKAS OF RECORD IN WILL BOOK 71, PAGE 23, COUNTY COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE EASTWARDLY 20 FEET TO A POINT; THENCE SOUTHWARDLY 50 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED LAND:

BEGINNING IN THE MARGIN OF SIXTEENTH AVENUE NORTH AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE SOUTHWARDLY 19 FT. 6 IN. TO A POINT IN THE MARGIN OF SIXTEENTH AVENUE NORTH; THENCE EASTWARDLY PARALLEL WITH JO JOHNSTON AVENUE 19 FT. TO A POINT; THENCE SOUTHERLY PARALLEL WITH SIXTEENTH AVENUE NORTH 6 FT., MORE OR LESS, TO A POINT; THENCE EASTWARDLY PARALLEL WITH JO JOHNSTON AVENUE 21 FT. TO A POINT IN THE EASTERLY LINE OF THE PROPERTY HEREIN CONVEYED; THENCE NORTHERLY 25.6 FT., MORE OR LESS, TO A POINT IN THE NORTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE WESTWARDLY PARALLEL TO JO JOHNSTON AVENUE 40 FT. TO A POINT IN THE MARGIN OF SIXTEENTH AVENUE NORTH TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMANUEL HAGOS AND TESFAYE B. YEMRU, AND TO THE SURVIVOR OF THEM BY INSTALLMENT DEED FROM YEMANE KIROS HAILEMARIAM, RECORDED ON THE 6TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031106-0162820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.