EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS.*

Davidson County DEEDWARR
Recvd: 01/14/08 12:09 2 pg
Fees:12.00 Taxes:0.00

20080114-0004065

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

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

Jo Anna Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 2008

Mandy K. Pirtle
NOTARY PUBLIC

My Commission expires: My Commission Expires NOV. 22, 2010

MANDY K. PIRTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, 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	Metropolitan Development and Housing Agency	Map:092-08-0-032 Parcel:
(NAME) P. O. Box 846	(NAME) P. O. Box 846	Map: Parcel:
(ADDRESS) Nashville, TN 37202	(ADDRESS) Nashville, TN 37202	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07120244

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

MEKONNEN KIDANE

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 Lot 134, in the McNairy Mansion House Tract in the City of Nashville, Tennessee, a plan which is of record in front leaf Book 9, said Register's Office, and more particularly described as follows:
Being Lot "B" on the Plan of a re-subdivision of part of said Lot 134 as surveyed by Harvey Gee, July 25, 1946, (not of record) and beginning at a point in the northerly margin of Jo Johnston Avenue, 94 feet easterly from the northeasterly corner of 16th Avenue North and Jo Johnston Avenue; thence northerly with the dividing line between Lots "B" and "C", 167.5 feet, more or less, to the southerly margin of an alley; thence westerly with the southerly margin of said alley 20.4 feet to a point; thence southerly and parallel to the dividing line between Lots "B" and "C" 47.5 feet to a point; thence westerly and parallel to the northerly margin of Jo Johnston Avenue 6.6 feet to the easterly margin of said Lot "A" on said plan; thence southerly with the dividing line between Lots "A" and "B" 120 feet to the northerly margin of Jo Johnston Avenue; thence easterly with the margin of Jo Johnston Avenue 27 feet to the point of beginning.

Being the same property conveyed to Mekonnen Kidane, by deed from Nathaniel Howard, of record as Instrument No. 20050601-0061278, dated May 27, 2005, said Register's Office.

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

This conveyance is made subject to the following:

1. County taxes for 2008, which have been prorated and assumed by the Grantee.

This is unimproved property known as 1508 Jo Johnston Avenue, Nashville, 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 10th day of January, 2008.

mekonnen s kidane

MEKONNEN KIDANE

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 MEKONNEN KIDANE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 10th day of January, 2008

SANDRA J. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Sandra J. Davis

Notary Public

My Commission Expires: Aug. 18, 2008