WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ETHEL A. NEWSON	SAME	MAP 81-20 PARCEL 114
(NAME)	(NAME)	
2416 HYDE STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BORDEAUX COMMUNITY DEVELOPMENT CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHEL A. NEWSON, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 and 15 feet off the side of Lot No. 8, in subdivision of the Southern Publishing Association as of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

Said Lots front 105 feet on the north side of Hyde Street and runs back between parallel lines 156 feet to an alley.

INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 5193, page 510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bordeaux Community Development Corporation by deed dated 7/23/03 of record in Instrument No. 20030818-0119367, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

Grantee herein is responsible for 2009 taxes and all future years.

This is improved property, known as 2416 HYDE STREET, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

BILL GARRETT, Davidson County
Trans:T20090020659 DEEDWARR
Recvd: 03/30/09 12:10 2 pgs
Fees:13.00 Taxes:277.50
20090330-0028265

Witness my hand(s) this 26th day of March, 2009.

BORDEAUX COMMUNITY DEVELOPMENT CORPORATION

BY: SHERMAN LEE DUNLAP, SR., as EXECUTIVE DIRECTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, SHERMAN LEE DUNLAP, SR., with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the EXECUTIVE DIRECTOR of the BORDEAUX COMMUNITY DEVELOPMENT CORPORATION the within named bargainor, and corporation/limited liability company, and that he as such EXECUTIVE DIRECTOR being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said SHERMAN LEE DUNLAP, SR. as such EXECUTIVE DIRECTOR.

WITNESS my hand and official seal this 26th day of March, 2009.

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.