This Instrument Prepared by:
Michael Davis
201 4th Avenue North Ste 150
Nashville, TN 37219

MAP/PARCEL: 093-16-0-370
MAP/PARCEL: 093-16-0-371

New Owners Address:
Accessible Builders Consortium, Inc.
810 Dominican Drive
Nashville, TN 37228

Send Tax Bills to Same Address:
Accessible Builders Consortium, Inc.
810 Dominican Drive
Nashville, TN 37228

PICK-UP

BILL GARRETT, Davidson County
Trans:T20100023804 DEEDWARR
Recvd: 04/21/10 15:58 2 pgs
Fees:13.00 Taxes:55.50
20100421-0030264

WARRANTY DEED

THIS INDENTURE, made this 8th day of April, 2010, between

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter referred to as **Grantor**, and

ACCESSIBLE BUILDERS CONSORTIUM, INC.

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Parcel 1:
Land in Davidson County, Tennessee being sixteen feet off the southerly side of Lot 18 and seventeen feet off of the northerly side of Lot 19 in Block C of the Hermitage Addition to Nashville, as recorded in Book 57, page 43 of the Register's Office of Davidson County, Tennessee.

Said parts of said Lot 18 and 19 front together on the westerly side of Decatur Street 33 feet and run back westwardly about 150 feet to an alley.

Being the same property conveyed to Metropolitan Development and Housing Agency, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20080417-0039158, said Register's Office.

Parcel 2:
Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 19 of Block C on the Plan of the Hermitage Addition as of record in Book 57, pages 42 and 43, said Register's Office.

Said part of the Lot No. 19 fronts 33 feet on the West side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same propery conveyed to Metropolitan Development and Housing Agency, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20080417-0039157, said Register's Office.

This is improved property known as 14 and 16 Decatur Street, Nashville, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2010 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Metropolitan Development and Housing Agency

By: _____

Its: EXECUTIVE DIRECTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phil Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTIVE DIRECTOR of Metropolitan Development and Housing Agency, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTIVE DIRECTOR.

Witness my hand and official seal at office this 8th day of April, 2010.

V. Jean Merkle
Notary

V. JEAN MERKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

My Commission Expires: Sept. 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $15,000.00

John J. Freeman
Affiant

Sworn to and subscribed before me, this 8th day of April, 2010.

Juanita Spurlock
Notary Public

JUANITA SPURLOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: Nov. 7, 2011