# Warranty Deed
## In Lieu of Foreclosure

BILL GARRETT, Davidson County
Trans:T20100040023 DEEDWARR
Recvd: 06/30/10 14:44 3 pgs
Fees:18.00 Taxes:289.00
20100630-0051221

**THIS INSTRUMENT WAS PREPARED BY:**
**Bicentennial Title & Escrow/ 1314 6th Avenue North/ Nashville, Tennessee 37208**

| Address of New Owner | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|
| The Housing Fund, Inc.<br>305 11th Ave South<br>Nashville, Tennessee 37203 | The Housing Fund, Inc.<br>305 11th Ave South<br>Nashville, Tennessee 37203 | 071-14-0-047 |

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $ 78,108.30.

Jack C. Owens
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of June, 2010.

FREDA H BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Freda H. Brawnlow
Notary Public

My Commission Expires: May 20, 2014

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration as herein recited, the receipt and sufficiency of which are hereby acknowledged, **Bethesda Community Development Corporation**, Grantor, had bargained and sold, and by these present does transfer and convey unto the said **The Housing Fund, Inc.,** Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to wit;

Land in the Twelfth (12th) formerly the Seventeenth (17th) Civil District of Davidson County, Tennessee, being Lot No. 1 and 2 on the unrecorded subdivision of Isaac M. Willis property described as follows:

Beginning on the easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet north of the northerly margin of the Whites Creek Pike; thence with said Avenue northwardly 95 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B. S. Snell and wife, of record in Book 549, page 182, Register's Office for said County thence eastwardly 115 feet; thence southwardly 95 feet, more or less, to a point 195 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the beginning. Included in the above legal description but specifically excluded from the property transfer is the following described property:

Beginning on the easterly margin of Willis Street, formerly Napoleon Street, at a point 165 feet north of the northerly margin of the Whites Creek Pike; thence with said Street northwardly 50 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B.S. Snell and wife, of record in Book 549, page 182, Register's Office for said County; thence eastwardly 115 feet; thence southwardly 50 feet, more or less, to a point 240 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the point of beginning.

Being the same property conveyed to BETHESDA COMMUNITY DEVELOPMENT CORPORATION, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record as Instrument No. 20060714-0084847, dated June 29, 2006, said Register's Office.

**This property is not the principal residence of the grantor.**

**This property is commonly known as 10 Willis Street Nashville, Tennessee 37207.**

This warranty Deed is executed, delivered and accepted as satisfaction of the indebtedness described in the certain Deed of Trust dated July 29, 2008, of record in the Register's Office for Davidson County Tennessee in instrument No. 20080731-0078295. It is the intention of the Grantor to transfer absolute title to the above described premises to the Grantee free of any equity redemption, statutory right of redemption and any other rights of redemption by the Grantor. It is the further intention of the Grantor by its execution hereof and the Grantee by its acceptance hereof that the liens created by the above described Deed of Trust shall be satisfied and released.

TO HAVE AND TO HOLD the said described premises, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, deeds of trust, liens and encumbrances of whatsoever nature.

And Grantor does further covenant and bind Grantor, its successor and assigns, to warrant and forever defend the title to the said described premises to the said Grantee, his successor and assigns against the lawful claims of all persons whomsoever.

Grantor declares that this conveyance is freely and fairly made, and that the are no agreements, oral or written, by and between Grantor and Grantee by which Grantor retains any rights to repurchase or reacquire the premises on any portion thereof.

Witness our hand this 18th day of June 2010.

George W. Price, Jr.
Chairman
Bethesda Community Development Corporation

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 18th day of June, 2010, before me personally appeared **George W. Price, Jr.**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, in his capacity as Chairman of the Bethesda Community Development Corporation and that he is authorized by Bethesda Community Development Corporation to act on its behalf and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2010.

My Commission expires:

**My Commission Expires:**
**November 7, 2012**

Notary Public

BECKY BUXKAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY