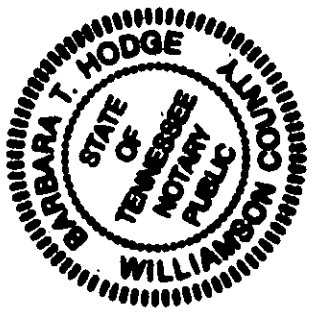
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$76,230.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2010.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Development Housing Agency	New Owner	**Map\Parcel: 071-11-0-242.00**
701 South 6the Street		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tennessee Housing and Development Agency

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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot Nos. 169 and 170 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dedrick L. Phelps, unmarried, by Warranty Deed from Jamie Hyden, unmarried, dated April 4, 2008, of record in Instrument No. 20080407-0035149. Said property was conveyed to Matt B. Murfree, as Trustee for Guaranty Trust Company, of record in Instrument No. 20080407-0035150, dated April 4, 2008, who hereby nominated and appointed J. Phillip Jones, as Substitute Trustee. J. Phillip Jones, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Tennessee Housing Development Agency, dated November 20, 2009, of record in Instrument No. 20091123-0107653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 14, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 660, Page 740, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20100056534 DEEDWARRSP
Recvd: 09/09/10 09:29 2 pgs
Fees:12.00 Taxes:0.00
20100909-0071684

This is **improved (X)** unimproved (____) property known as **1410 Stainback Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantee**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 25th day of August, 2010.

Tennessee Housing Development Agency

By: S. W. Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, S. W. Lamb, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Program Admin. of Tennessee Housing Development Agency and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of August, 2010.

My Commission Expires:_____

Notary Public

MY COMMISSION EXPIRES:
November 22, 2010

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 100736KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027