Bill Garrett Davidson County
Batch# 59576 DEEDQC
02/15/2018 02:56:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180215-0015038

Prepared By: Murphy Goodman
948 Battlefield Drive
Unit B
Nashville, TN 37204

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Murphy and Sonya Bernice Goodman ("Grantors"), hereby sell (s) remise (s), release (s), convey (s), and quit claim (s) unto Murphy & Sonya Family Trust, all of their rights, title, and interests in the following described real property to wit:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 10794, Page 893 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of July 2017.

Murphy Goodman

Sonya Bernice Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county ,Murphy Goodman and Sonya Bernice Goodman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 704, 708 & 712 Enloe, Nashville, TN 37207
TAX PARCEL NO.:07008018900; 07008012000; 07008019300
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS: 948-B Battlefield Drive, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at Owner's Address

704 Enloe

[redacted]
Instr:200004110036451 Page: 1 OF 5
REC'D FOR REC 04/11/2000 1:02:35PM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

HOME RENTAL REHABILITATION PROGRAM
DEED OF TRUST

THIS DEED OF TRUST is made this 10th day of April, 2000, by and between **Murphy Goodman and wife, Sonya Goodman**, the grantor(s), and hereafter, the **BORROWER**, and **GERALD F. NICELY** of Nashville, Tennessee, Trustee, and the beneficiary, the **METROPOLITAN DEVELOPMENT & HOUSING AGENCY** hereafter, the **LENDER**.

WITNESS: That for and in consideration of the sum of one dollar and other valuable considerations, cash in hand paid before the unsealing and delivery of the Deed of Trust, receipt of which is hereby acknowledged, the **BORROWER** does hereby grant, convey and warrant title to the **LENDER** the following described real property:

704 Enloe Street, Nashville, TN

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Map of Haynie's Subdivision of Blocks 1 and 2 of Block "B" in Haynie's Free Silver Plan of record in Book 161, page 161, Register's Office for said County.

Being part of the property conveyed to Murphy Goodman by deed from Walter L. Harris, Jr. and wife, Paula Crump Harris, Raymond L. Harris and John T. Leggs of record in Book 10794, page 893, said Register's Office.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $-0-; EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS.

TOGETHER, with all appurtenances thereto and all the estate and rights of the **BORROWER** in and to such **PROPERTY** or in anywise appertaining thereto, all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles or personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner.

This conveyance of the said **PROPERTY** is made **IN TRUST** to secure: (1) the reasonable costs and expenses incident to this trust; (2) the payment and observance of a certain promissory note of even date herewith, for the principal sum of **TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS**, payable to the **LENDER**, and (3) the **BORROWER'S** compliance with the terms and conditions of said Home Rental Rehabilitation Program note.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

(a) Borrower shall keep dwelling units in the **PROPERTY** in good condition and repair, fully habitable and not remove or demolish any dwelling unit thereon; complete or restore promptly and in good and workmanlike manner any dwelling unit which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished to the **PROPERTY** and comply with all laws affecting said **PROPERTY** repairing any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act thereon in violation of law; to comply with all applicable Housing quality standards and Metro Codes standards and to allow an annual inspection of the property to determine said compliance.

(b) Borrower shall provide, maintain and deliver to the **LENDER** evidence of fire and extended coverage insurance satisfactory to and with loss payable to the **LENDER** in the order and amount of the balance outstanding of the Promissory Note hereby secured; assign to the **LENDER** any award of damages, or portion thereof, in connection with any condemnation for public use of or injury to said **PROPERTY** in the same manner and with the same effect as provided for payment of proceeds of fire or other insurance;

(c) Borrower shall pay all taxes, assessments, utilities and other expenses of the **PROPERTY** when due and without delinquency and shall not permit any liens to be imposed on the **PROPERTY** by reason of any delinquency;

(d) Borrower shall insure that the rental unit qualifies as affordable housing by meeting the following

708 ENHOE

box 11

[redacted]

Instr:200004110036449 Page: 1 OF 5
REC'D FOR REC 04/11/2000 1:01:53PM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

HOME RENTAL REHABILITATION PROGRAM
DEED OF TRUST

THIS DEED OF TRUST is made this 10th day of April, 2000, by and between **Murphy Goodman and wife, Sonya Goodman**, the grantor(s), and hereafter, the **BORROWER**, and **GERALD F. NICELY** of Nashville, Tennessee, Trustee, and the beneficiary, the **METROPOLITAN DEVELOPMENT & HOUSING AGENCY** hereafter, the **LENDER.**

WITNESS: That for and in consideration of the sum of one dollar and other valuable considerations, cash in hand paid before the unsealing and delivery of the Deed of Trust, receipt of which is hereby acknowledged, the **BORROWER** does hereby grant, convey and warrant title to the **LENDER** the following described real property:

708 Enloe Street, Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Haynie's Subdivision of Blocks 1 and 2 of Block "B" in Haynie's Free Silver Plan of record in Book 161, page 161, Register's Office for said County.

Being part of the property conveyed to Murphy Goodman by deed from Walter L. Harris, Jr. and wife, Paula Crump Harris, Raymond L. Harris and John T. Leggs of record in Book 10794, page 893 and by Quitclaim Deed of record in Book 11269, page 734, said Register's Office.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $-0-; EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS.

TOGETHER, with all appurtenances thereto and all the estate and rights of the **BORROWER** in and to such **PROPERTY** or in anywise appertaining thereto, all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles or personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner.

This conveyance of the said **PROPERTY** is made **IN TRUST** to secure: (1) the reasonable costs and expenses incident to this trust; (2) the payment and observance of a certain promissory note of even date herewith, for the principal sum of **TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS**, payable to the **LENDER**, and (3) the **BORROWER'S** compliance with the terms and conditions of said Home Rental Rehabilitation Program note.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands subject to encumbrances of record.

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(b) Borrower shall provide, maintain and deliver to the **LENDER** evidence of fire and extended coverage insurance satisfactory to and with loss payable to the **LENDER** in the order and amount of the balance outstanding of the Promissory Note hereby secured; assign to the **LENDER** any award of damages, or portion thereof, in connection with any condemnation for public use of or injury to said **PROPERTY** in the same manner and with the same effect as provided for payment of proceeds of fire or other insurance;

(c) Borrower shall pay all taxes, assessments, utilities and other expenses of the **PROPERTY** when due and without delinquency and shall not permit any liens to be imposed on the **PROPERTY** by reason of any delinquency;

(d) Borrower shall insure that the rental unit qualifies as affordable housing by meeting the following

712 ENLOE

[redacted]
Instr:20000411003645Ø Page: 1 OF 5
REC'D FOR REC 04/11/2000 1:02:14PM
RECORD FEE: $22.00
M. TAX: $Ø.00 T. TAX: $Ø.00

HOME RENTAL REHABILITATION PROGRAM
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THIS DEED OF TRUST is made this 10th day of April, 2000, by and between **Murphy Goodman and wife, Sonya Goodman**, the grantor(s), and hereafter, the **BORROWER**, and **GERALD F. NICELY** of Nashville, Tennessee, Trustee, and the beneficiary, the **METROPOLITAN DEVELOPMENT & HOUSING AGENCY** hereafter, the **LENDER**.

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712 Enloe Street, Nashville, TN

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Being part of the property conveyed to Murphy Goodman by deed from Walter L. Harris, Jr. and wife, Paula Crump Harris, Raymond L. Harris and John T. Leggs of record in Book 10794, page 893 and by Quitclaim Deed of record in Book 11269, page 734, said Register's Office.

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(c) Borrower shall pay all taxes, assessments, utilities and other expenses of the **PROPERTY** when due and without delinquency and shall not permit any liens to be imposed on the **PROPERTY** by reason of any delinquency;

(d) Borrower shall insure that the rental unit qualifies as affordable housing by meeting the following