This instrument prepared by Joseph L. Lackey, Jr., Attorney at Law, 421 Charlotte Avenue, Nashville, TN 37219.

Tenn. R-69

Parcel No. 105-10-102

BOOK 5318 PAGE 123

CLERK'S DEED

This Deed by George L. Rooker, Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Tennessee at Nashville, Davidson County, Tennessee, to the Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized and existing under the laws of the State of Tennessee with its principal office and place of business at Nashville, Davidson County, Tennessee:

JUL 31 MISC B* 4.00 * 4.00

WITNESSETH:

WHEREAS, a Petition for Condemnation was filed in the Circuit Court at Nashville, Tennessee, by the Metropolitan Development and Housing Agency against Pauline Horton Austin, same being Case No. B-13617 on the Dockets of the Court, to acquire by condemnation proceedings under the eminent domain laws of Tennessee title in fee simple to the hereinafter-described real estate and improvements thereon in the public interest and for the public use; and

WHEREAS, by Order duly entered in said condemnation proceedings by said Court on the 2nd day of February, 1978, sustaining said Petition as a proper condemnation proceeding and adjudging the right of petitioner to acquire title in fee simple to the hereinafter-described real estate and improvements thereon and vesting title in fee simple and unencumbered in the petitioner; and

WHEREAS, a Jury of View was duly summoned by the Sheriff and appointed by the Court to set aside the property by metes and bounds and to assess the damages; and

WHEREAS, the Report of the Jury of View was duly confirmed by the Court by an Order made and entered in said proceedings on the 20th day of July, 1978; and

WHEREAS, the Metropolitan Development and Housing Agency has paid into the Registry of this Court the sum of Twenty-three Thousand Five Hundred--- ($23,500.00------) DOLLARS, same being the amount of damages assessed by the Jury of View, for the use and benefit of said defendants and all costs of the proceedings plus moving expenses; and

WHEREAS, I was by said Order Sustaining the Condemnation Petition authorized and directed to execute and deliver a Deed conveying to the Metropolitan Development and Housing Agency all the right, title and interest of said defendants in and to the following-described property, situated in the City of Nashville, Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 5 on the Waverly Land Company's Plan of Lots as of record in Book 57, page 94, Register's Office for said County.

Said part of said Lot No. 5 fronts 50 feet on the easterly side of 8th Avenue, South, as widened, and runs back between parallel lines 174.07 feet to an alley.

Being the same property conveyed to Pauline Horton Austin by deed from R. E. Myers, Trustee, dated January 17, 1949, as of record in Book 1679, page 555, said Register's Office, and as surviving widow of Ewing T. Austin, deceased.

Being designated as Parcel No. 105-10-102 (16W 6170) in Project Tenn. R-69.

Together with all right, title and interest which the owner has, or ever may have, in and to any adjoining streets, alleys or any other rights-of-way or in any easement to which the above property is dominant or servient.

including all fixtures and improvements thereon:

NOW, THEREFORE, in consideration of the premises and of the sum of Twenty-three Thousand Five Hundred and 00/100---------- ($23,500.00------) DOLLARS to me paid by the Metropolitan Development and Housing Agency, I, George L. Rooker, Clerk of said Court, by virtue of the power and authority conferred upon me by said Order, do this Deed grant, convey and confirm unto the Metropolitan Development and Housing Agency, its successors and assigns forever, all the right, title and interest of said defendants in and to said real estate and improvements thereon, and every part and parcel thereof, with the appurtenances, as an indefeasible inheritance in fee simple forever.

WITNESS my hand and seal of the Court, this 31st day of July, 19____.

(SEAL)

George L. Rooker
Clerk

IDENTIF. REFERENCE
JUL 31 12 46 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
E 79788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy Lackey, a Notary Public duly commissioned, qualified and acting in and for the State and County aforesaid, George L. Rooker, Clerk as aforesaid, with whom and whose official position I am personally acquainted, and who acknowledged the execution of the foregoing Deed, on the day it bears date and for the purposes therein expressed.

WITNESS my hand and seal at office, Nashville, Davidson County, Tennessee, the 31st day of July, 1978.

Dorothy Lackey
Notary Public

My Commission Expires: 10-22-80