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This instrument prepared by: Barrett, Lenahan, Kniffen & Ray, P.C. 217 Second Ave. No, Nashville, Tennessee 37201 (615) 244-2202

Tenn. R-69

Parcel No. 105-8-395

BOOK 5557 PAGE 477

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:

W I T N E S S E T H:

WHEREAS, a Petition for Condemnation was filed in the Circuit Court at Nashville, Tennessee by the Metropolitan Development and Housing Agency against Tyrone Howse, same being case no. C-8807 on the Dockets of the Circuit 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 30th day of March, 1979 sustained the petition for condemnation and ordered all right, title and interest of Tyrone Howse in and to the hereinafter described parcel of real property and all improvements thereon divested out of him and vested in the Metropolitan Development and Housing Agency in fee simple; and

WHEREAS, the Metropolitan Development and Housing Agency has paid into the Registry of this Court the sum of Forty Seven Thousand and no/100 ($47,000.00) Dollars, for the use and benefit of the defendant, Tyrone Howse; and

WHEREAS, the undersigned 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 right, title and interest of said defendant, Tyrone Howse, in and to the following described property, situated in Nashville, Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Boyd's Subdivision called Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County. Said Lot No. 106 fronts 50 feet on the east side of Ament Street, now 13th Avenue South, and runs back 156 feet on the north line, and 154 feet on the south line, along the north margin of Edgehill Avenue, to an alley measuring 50 feet thereon. Being property vested in Tyrone Howse, as the sole heir-at-law of Lorenzo Dowell Howse, Jr. as determined by Decree of record in Book 221, page 143, Probate Court, Davidson County, Tennessee.

INCLUDED but specifically EXCLUDED therefrom is that property conveyed to Metropolitan Development and Housing Agency of record in Book 5136, page 742, said Register's Office, described as follows:

BEING a part of Lot No. 106 on the Map of Boyd's Ament Tract, as of record in Book 21, page 83, Register's Office for said county. Beginning at a point, said point being the northeast intersection of Edgehill Avenue and 13th Avenue South; thence along a line bearing North 7° 40' East, a distance of 20 feet, more or less, to a point; thence along a curve defined by a radius of 20.0 feet, a distance of 31.49 feet, more or less, to a point; thence along a line bearing North 82° 32' West, a distance of 20 feet, more or less, to the point of beginning and containing 86.5 feet, more or less.

SLOPE EASEMENT:

Beginning at a point, said point being 20 feet the northeast intersection of Edgehill Avenue and 13th Avenue South; thence along a curve defined by a radius of 20 feet a distance of 31.49 feet, more or less, to a point; thence along a line in a northerly direction a distance of 31 feet, more or less to a point; thence along a line in an easterly direction a distance of 5 feet, more or less, to a point; thence along a line in a southerly direction a distance of 31 feet, more or less, to a point; thence along a curve in a southeasterly direction a distance of 35 feet, more or less, to a point in the easterly margin of Edgehill Avenue; thence in a westerly direction a distance of 7 feet, more or less, to the point of beginning and containing 300 feet more or less including all fixtures and improvements thereon.

Being designated Parcel No. 105-1-315 in Tenn. R-69.

Together with all rights, title and interest which the owner has or 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 the sum of Forty Seven Thousand and no/100 ($47,000.00) Dollars to me paid by the Metropolitan Development and Housing Agency, I, George L. Rooker, Clerk of said Circuit 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 right, title and interest of said defendant, Tyrone Howse 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 this Court, this 21 day of January, 1980.

George L. Rooker
Clerk

(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, 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 21 day of January, 1980.

Dorothy Lackey
NOTARY PUBLIC

My commission expires: 10-22-80

F 73014

RUSH

IDENTIF. REFERENCE

JAN 21 10 34 AM '80

FEE $ ____ RECORDED & RECEIVED IN REGISTER DAVIDSON COUNTY, TENN.