STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6322 PAGE 174

THIS INSTRUMENT PREPARED BY:
BARRETT & RAY, P.C.
217 Second Avenue North
Nashville, TN 37201
(615) 244-2202

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/12/87

MAP & PARCEL NO. 82-12-58
OWNER: Metropolitan Development and Housing Agency
ADDRESS: 701 South Sixth Street
P.O. Box 846, Nashville, TN 37202
SEND TAX BILLS: SAME

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 Metropolitan Development and Housing Authority, a public body and a body corporate and politic, organized and existing under the laws of the State of Tennessee, with the principal office and place of business at Nashville, Davidson County, Tennessee.

WITNESSETH:

WHEREAS, a Petition for Condemnation and a Declaration of Taking were filed in the Circuit Court at Nashville, Tennessee, by the Metropolitan Development and Housing Agency against Four Star Realty Investment Co., Molle Feigenbaum, Harry Stern, Marcia F. Cohen, Lila M. Brown and the Unknown Heirs of Fannie Armster Brown, et al., same being Case No. 83C-2954 (Third Circuit Court) on the Dockets of the Court, to acquire by condemnation proceedings in accordance with the Power of Condemnation and eminent domain pursuant to T.C.A. §13-20-101 et seq., and T.C.A. 29-17-101 et seq., 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 Agreed Order and Final Judgment duly entered in said condemnation proceedings by said Court on the 29th day of May, 1984, 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 free and unencumbered in the Petitoner; and

WHEREAS, a Jury of View and Petit Jury were duly waived and dispensed for

good cause shown and upon the compromise and settlement between the parties; and the Court has determined that the fair market value of the property rights condemned herein is $4,200.00; and

WHEREAS, the Metropolitan Development and Housing Agency has paid into the Registry of this Court the sum of Four Thousand and Two Hundred ($4,200.00) Dollars, same being the amount of damages assessed by the Court, for the use and benefit of said Defendants and all costs of the proceedings; and

WHEREAS, I was, by said Agreed Order and Final Judgment sustaining the Condemnation Petition, authorized and directed to execute and deliver a deed conveying to the Metropolitan Development and Housing Agency, in fee simple, all the right, title and interest of said Defendant(s) in and to the following described property, situated in the First Civil District of Davidson County, Tennessee, and more fully described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 202 in Neil S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for said County, being 404 Neill Avenue, Nashville, Tennessee.
>
> SAID Lot No. 202 fronts 50 feet on the west side of Neill Avenue and extends back westerly between parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to Fannie Armster Brown by Deed from Guy H. Miller and wife, of record in Book 2025, page 290, said Register's Office, the said Fannie Armster Brown having since died, survived by Eugene B. Marks, Lila M. Brown, Eunice B. Shaw, Earlie Mai Robinson and Nathan, reported as her only heirs-at-law.

including all fixtures and improvements thereon.

NOW THEREFORE, in consideration of the premises and the sum of Four Thousand and Two Hundred ($4,200.00) 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 Agreed Order and Final Judgment, dated 29 May, 1984, do by 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 Defendant(s), 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.

WITNESSETH my hand and seal of the Court this the 18th day of June, 1984.

(SEAL)

George L. Rooker

GEORGE L. ROOKER - Clerk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, 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 official seal at office, Nashville, Davidson County, Tennessee, the 18 day of June, 1984.

Karen H. Rooker
Notary Public

My Commission Expires: 4-17-88

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IDENTIF. REFERENCE

JUN 22 1 10 PM '84