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This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $637,100

AFFIANT

Subscribed and sworn to before me this 28th day of DECEMBER, 1989.

Notary Public

My commission expires: 1-9-93

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
The Metropolitan Development and Housing Agency **701 South 6th Street** **Nashville, TN 37206**	**NEW OWNER**	93-6-2 21,22,24+29

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS C. SCOTT, TRUSTEE** (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY** (the "GRANTEE"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described in **EXHIBIT A** attached hereto and incorporated herein by reference.

This conveyance is further subject to those matters described in **EXHIBIT B** attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

And the GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, except as set forth above.

And the GRANTOR does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned GRANTOR has executed this Warranty Deed as of the 28th day of DECEMBER, 1989.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas C. Scott, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of December, 1989.

Patty J. Welch
Notary Public

My Commission expires:
1-21-90

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY TENN.

TRACT VI

Parcel 1

Land in Davidson County, Tennessee, being part of Lot No. 45 on the plan of the Original Town of Nashville, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 8, 1943, as follows:

Beginning on the westerly margin of Third Avenue, North, at a point 91 feet 2 inches south of the southeast corner of the property conveyed to the Nashville Machine & Supply Company by deed from Charles J. Scruggs, et al., of record in Book 535, page 328, Register's Office for said County, said point being the intersection of the north line of a private alley with the west margin of Third Avenue, North; thence with said avenue northwardly 49 feet, more or less, to the center line of a brick wall; thence westwardly with the center line of said wall 177.5 feet to the easterly margin of Printer's Alley; thence with said alley southwardly 49 feet, more or less, to the northerly margin of said private alley; thence eastwardly 177.5 feet to the beginning.

Parcel 2

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 8, 1943, as follows:

Beginning on the westerly margin of 3rd Avenue, North, to the center of a party wall, being the southeast corner of the property conveyed to Nashville Machine & Supply Company by deed from Charles J. Scruggs, et al., of record in Book 535, page 328, Register's Office for said County; running thence with the south line of the property of the Nashville Machine & Supply Company in a westerly direction, through the center of said party wall, 177.5 feet to the easterly margin of Printer's Alley; thence with said alley, southwardly 42 feet 2 inches, more or less, to the centerline of a brick wall, being the northwest corner of the property conveyed to Broadway National Bank, by deed from the Tennessee Beer Company, Inc., of record in Book 1472, page 141, said Register's Office; thence with the center line of said wall, eastwardly 177.5 feet to the westerly margin of 3rd Avenue North; thence with said Avenue, northwardly 42 feet 2 inches, more or less, to the beginning.

Parcel 3(a)

Certain real estate lying and situated in City of Nashville, Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly side of College Street, now Third Avenue North at the northeast corner of the property conveyed

to the Tennessee Beer Company, a Tennessee Corporation, by deed of Theodora Scruggs, et al., dated September 3, 1943, recorded in Book 1194, page 388, Register' Office of Davidson County, Tennessee; thence westerly along the northerly line of said Tennessee Beer Company Property, 177 feet 6 inches, more or less, to the easterly margin of an alley; thence northerly along the easterly margin of said alley, 48 feet, 3 inches, more or less, to the southwest corner of a building, now occupied by Nashville Machine & Supply Company, which building is understood and supposed to be wholly located on that real estate conveyed to Nashville Machine Company (now Nashville Machine & Supply Company), by deed of J.P. Drouillard et ux, dated December 26, 1889, of record in Book 137, page 259, Register's Office, Davidson County, Tennessee; thence easterly along a straight line contiguous to and parallel with the south side of said building now owned and physically occupied by Nashville Machine & Supply Company and extension or projection or such line 177 feet 6 inches more or less, to the westerly margin of College Street, now Third Avenue North; thence southerly along the westerly margin of said College Street or Third Avenue, North, 48 feet 3 inches, more or less.

Parcel 3(b)

Part of Lot No. 44 on the original Plan of Nashville not of record.

Beginning at the northeasterly corner of Third Avenue, North, of Tract I above, at 121 Third Avenue, North, thence westerly some 176 feet, more or less, to the easterly margin of an alley, thence northerly with the easterly margin of said alley two feet, thence easterly in a straight line 176 feet, more or less, to a point at the westerly margin of Third Avenue, North, and thence southerly two feet to the point of beginning as measured along the westerly margin of said Third Avenue, North to said alley, as described above, including the southerly wall now existing on Seller's said property.

Parcel 4

Beginning at a point in the westerly margin of Third Avenue North, said point being 119.53 feet northwesterly from the intersection of said Third Avenue and Broadway; thence with the northerly margin of an alley S 59° 00' W to a point in the easterly margin of Printer's Alley; thence, N 29° 46' W 143.42 feet to a point in a rock wall in the southerly boundary of property owned by Albert Weinstein and wife, Miriam Kuhn Weinstein; thence, N 59° 37' E, 175.94 feet to the westerly margin of Third Avenue North; thence, S 30° 02' E, 141.56 feet to the point of beginning. Containing .80 acres, more or less.

Parcel 5

Beginning at the northwest corner of Broad Street and Third Avenue North, formerly College Street, it being the southeast corner of said lot No. 45 and running thence westerly with the northern margin of Broad Street, 58 feet; thence northerly 108 1/3 feet to a public alley; thence easterly with the southern margin of said alley, 58.94 feet to Third Ave. No.; thence with the westerly margin of Third Ave. No., 109 feet to the beginning, and being the same property conveyed to me by deed of H.H. McAlister and J.W. Hopkins of record in Book 95, page 99, R.O.D.C.

Being the same property conveyed to Thomas C. Scott, Trustee, by deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 5862, page 192, and recorded in Book 5831, page 695 in the Register's Office for Davidson County, Tennessee.

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12-21-89

EXHIBIT B

TRACT VI

All Parcels

1. 1989 taxes.

2. Deed of Trust of record in Book 5826, page 205, Register's Office for Davidson County, Tennessee.

92621

IDENTIFICATION REFERENCE

Dec 29 10 39 AM '89

DAVIDSON COUNTY, TN

97&D 12/29 0101 030HEJK 13.00