Bk 49

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Metropolitan Development and Housing Agency P.O. Box 196300 Nashville, TN 37206	Same	Part of Map 93-6-2, Parcel 7, formerly Parcels 4, 7, 10, 16, 17, 18, 19, 20, 21, 22 and 24

SPECIAL WARRANTY DEED

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, **EDIE CARELL JOHNSON, AS TRUSTEE (as to Parcel 4), THIRD NATIONAL BANK IN NASHVILLE (as to Parcel 7), THE RYMAN GROUP, INC., AS TRUSTEE, a Tennessee corporation (as to Parcels 10, 16, 21, 22 and 24), and CENTRAL PARKING SYSTEM, REALTY, INC., a Tennessee corporation (as to Parcels 17, 18, 19 and 20)**, each hereinafter called Grantor, have bargained and sold, and by these presents does transfer and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND EACH GRANTOR COVENANTS with the said Grantee that as to the Parcel being conveyed to such Grantor it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND EACH GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said property being conveyed by each Grantor to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under the conveying Grantor, but not further.

GRANTEE UNDERSTANDS and agrees that each Grantor's covenants and warranties as set forth herein only pertain to the Parcels being conveyed as designated in the first paragraph above.

EACH CONVEYANCE by a Grantor herein is separate and independent of the conveyance by any other Grantor and no default in execution or delivery by a Grantor or title failure or defect

shall adversely affect the execution and delivery of any other Grantor.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed ~~on this 14~~ as of the 15th day of JANUARY, 1992.

Edie Carell Johnson, Trustee
EDIE CARELL JOHNSON, TRUSTEE

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: SENIOR VICE PRESIDENT

THE RYMAN GROUP, INC., TRUSTEE

By: Robert C. W. Mathews, I

Title: President

CENTRAL PARKING SYSTEM REALTY, INC.

By: _____

Title: Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDIE CARELL JOHNSON, TRUSTEE,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 1992.

_____
NOTARY PUBLIC

My commission expires: May 23, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard F. Striegle, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized officer of **THIRD NATIONAL BANK IN NASHVILLE**, the bargainor, a Tennessee banking corporation, and that he as such authorized officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the bank by himself as such authorized officer.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14 day of January, 1992.

Donna M. Lake Mayfield
NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. W. Mathews, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized officer of **THE RYMAN GROUP, INC.**, TRUSTEE, the bargainor, a Tennessee corporation, and that he as such authorized officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such authorized officer.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of January, 1992.

Thomas L. Odom
NOTARY PUBLIC

My commission expires: _____

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monroe Cocell, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized officer of **CENTRAL PARKING SYSTEM REALTY, INC.**, the bargainor, a Tennessee corporation, and that he as such authorized officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such authorized officer.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of January, 1992.

NOTARY PUBLIC

My commission expires: May 23, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,700,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of January, 1992.

NOTARY PUBLIC

My commission expires: 5-22-93

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

PARCEL 4:

Tract I:

Land in Davidson County, Tennessee, being a portion of Lot No. 57, on the Original Plan of Nashville, not of record, described as follows:

SAID part of Lot No. 57 fronts 23 1/2 feet on the easterly side of Fourth Avenue North and runs back between parallel lines with the southerly boundary of the Will T. Hatch property, 175 feet to an alley.

Tract II:

The westerly half of that portion of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

Being a portion of the same property conveyed to Edie Carell Johnson, Trustee by Deed of recorded in Book 8361, page 121, Register's Office for Davidson County, Tennessee.

PARCEL 7:

Tract I:

LAND lying in Davidson County, Tennessee, being parts of Lot No. 56 on the Map of the Original Town of Nashville, not of record, described as follows:

BEGINNING on the easterly margin of 4th Avenue North at a point 5 feet North of the dividing line of Lot Nos. 56 and 57, said point being the northwest corner of the property conveyed to Adolph Stelzer, etal, by deed from H. Brown and Company, of record in Book 1578, page 527, Register's Office for Davidson County, Tennessee; thence with the easterly margin of 4th Avenue North, northwardly 191 feet, 2 inches, more or less, to the southwest corner of the property conveyed to The Salvation Army by deed from The Salvation Army, of record in Book 741, page 260, Register's Office for Davidson County, Tennessee; thence with The Salvation Army's southerly line, eastwardly 174 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 191 feet 2 inches, more or less, to the northeast corner of Adolph Stelzer, etal property; thence with his northerly line, westwardly 174 feet, more or less, to the easterly margin of 4th Avenue North, the point of beginning. Less that portion within right-of-way for Commerce Street.

Being the same property conveyed to Third National Bank in Nashville by deed of record in Book 4704, page 529, Register's Office for Davidson County, Tennessee.

Tract II:

All of Seller's rights, title and interest, if any in and to the southwesterly half of that portion of Alley 10 - Printers Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

PARCEL 10:

Tract I:

A certain Tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 57, on the Original Plan of Nashville, not of record described as follows:

BEGINNING on the easterly margin of Fourth Avenue, North, formerly Cherry Street, at a point 151 1/2 feet northerly from the northerly margin of Broad Street, thence with the easterly margin of said Avenue northerly 50 feet, thence easterly 175 feet, more or less, to the westerly margin of an alley, thence with the westerly margin of said alley southerly 50 feet, thence westwardly 175 feet more or less, to the beginning.

Tract II:

The westerly half of that portion of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

Being the same property conveyed to The Ryman Group, Inc., as Trustee by deed of record in Book 8014, page 567, Register's Office for Davidson County, Tennessee.

PARCEL 16:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 44, on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North, formerly College Street, at the southeast corner of the property conveyed to George H. Beasley, Jr., etal by deed from Mary Elizabeth Beasley, etal, of record in Book 359, page 482, Register's Office for said county; thence with Beasley's southerly line, westwardly 173.00 feet, 8 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 25.00 feet to the northwest corner of the property conveyed to Margaret K. Wallace, etal, by deed from W.J. O'Callaghan, etal, Trustees, of record in Book 1129, page 643, said Register's Office; thence with said Wallace's northerly line, eastwardly 173.00 feet 8 inches, more or less, to the westerly margin of Third Avenue, North; thence with said Avenue, northwardly 25.00 feet to the beginning.

Tract II:

The easterly half of that portion of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

Being the same property conveyed to The Ryman Group, Inc., as Trustee by deed of record in Book 8014, page 549, Register's Office for Davidson County, Tennessee.

PARCEL 17:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 44, on the Original Plan of Nashville, located and lying on the west side of North College Street and being City No. 141, 143, Third Avenue North, formerly North College Street, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated 05/23/91, as follows:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located on the southwesterly margin of Third Avenue North, between Broadway and Commerce Street, being more particularly described as follows:

Beginning at a point in the southwesterly margin of Third Avenue North (formerly North College Street), said point being South 30 deg. 02' East, 426.64 feet from the northerly margin of Broadway, and said point being the southeast corner to Rodd Nelson of record in Book 5421, page 535, Register's Office for Davidson County, Tennessee, thence, with said margin of Third Avenue North, South 30 deg. 02' East, 56.50 feet, thence, leaving said margin, South 60 deg. 51' West, 175.47 feet to the northeasterly margin of Alley No. 10 (Printer's Alley); thence, with said alley North 29 deg. 46' West, 63.00 feet; to the southwest corner to said Rodd Nelson; thence, with Nelson's southerly line and long the southerly edge of a building located on said Nelson's lot, North 59 deg. 42' East 175.20 feet to the point of beginning.

Tract II:

The easterly half of that portion of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

PARCELS 18, 19 AND 20:

Tract I:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located on the southwesterly margin of Third Avenue North, between Broadway and Commerce Street, being part of Lot No. 44, on the plan of the Original Town of Nashville, not of record and being more particularly described as follows:

Beginning at a point in the southwesterly margin of Third Avenue North (formerly North College Street), said point being South 30 deg. 02' East, 370.14 feet from the northerly margin of Broadway; thence, with said margin of Third Avenue North, South 30 deg. 02' East, 109.09 feet to a lead plug; thence, leaving said margin, South 59 deg. 37' West, 175.97 feet to the northeasterly margin of Alley No. 10 (Printer's Alley); thence, with said alley North 29 deg. 46' West, 112.88 feet; thence, North 60 deg. 51' East, 175.47 feet to the point of beginning.

Tract II:

The easterly half of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

Being the same property (Parcels 17, 18, 19 and 20) conveyed to Central Parking System Realty, Inc. by deed of record in Book 8327, page 340, Register's Office for Davidson County, Tennessee.

PARCELS 21, 22 AND 24:

Tract I:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 45, on the Original Plan of Nashville, not of record, being more particularly described as follows:

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 South 59 deg. 00' West to a point in the easterly margin of Printer's Alley; thence North 29 deg. 46' West 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 North 59 deg. 37' East, 175.94 feet to the westerly margin of Third Avenue North; thence, South 30 deg. 02' East 141.56 feet to the point of beginning.

Tract II:

The easterly half of that portion of Alley 10 - Printer's Alley, closed by Ordinance No. 91-1585, lying adjacent to above description.

Being the same property conveyed to The Ryman Group, Inc., as Trustee, by deed of record in Book 8014, page 579, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(1) Restrictive covenants contained in Book 7423, page 374, as amended and restated in Book 8421, page 587, Register's Office for Davidson County, Tennessee.

(2) Restrictions shown on Owner's Certificate, easements retained in Ordinance No. 91-1585 concerning closed Alley No. 10 (retained until utilities are abandoned), and 10' NES easement along a portion of the southerly line, all as shown on the plat recorded in Book 7900, page 317, Register's Office for Davidson County, Tennessee.

(3) Matters shown on Survey No. 12411-01, by Barge, Waggoner, Sumner & Cannon dated May 23, 1991, as follows:

(a) Power pole, light pole and line crosses subject property.
(b) Telephone line crosses northwesterly portion.

All as more particularly shown on said survey as to Parcel 17.

(4) Matters shown on Survey No. 12411-01, by Barge, Waggoner, Sumner & Cannon dated May 23, 1991, as follows:

(a) Fence crosses southwesterly corner and into westerly portion of insured lands.
(b) Power pole(s), line(s) and light pole(s) traverse subject property.

All as more particularly shown on said survey as to Parcels 18, 19 and 20.

(5) Matters shown on Survey No. 12411-01, by Barge, Waggoner, Sumner & Cannon dated May 23, 1991, as follows:

(a) Fence located along the westerly portion.
(b) Power line and pole crosses northerly boundary.

All as more particularly shown on said survey, as to Parcels 21, 22 and 24.

7.6.8.8.0

IDENTIFICATION REFERENCE

JAN 15 3 21 PM '92

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