Box 41

WARRANTY DEED BOOK 8965 PAGE 272

FROM:	George Gruhn, Grantor	This instrument was prepared by: Warren H. Wild, Jr.
TO:	Metropolitan Development and Housing Agency, Grantee	Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Metropolitan Development and Housing Agency 701 South 6th Street Nashville, TN 37206	Same	93-6-3-079

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000.00).

Mark A. Stuertevant
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of June, 1993.

Deborah A. Hughes
Notary Public

My Commission Expires: 5-28-95

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand and No/100 Dollars ($300,000.00) of value in a like kind exchange of property, the receipt and sufficiency of which are hereby acknowledged, GEORGE GRUHN, Grantor, has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, in the center of a party wall 41-1/2 feet east of the southeast corner of the property conveyed to Adela S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, page 682, Register's Office for said County; thence with the northerly margin of Broadway

eastwardly 20 feet 4 inches to the southwest corner of the Berry property; thence with the westerly line of same, northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al, by deed from Elkin Garfinkle, Trustee, of record in Book 931, page 524, said Register's Office; thence with said line westwardly 20 feet 4 inches; thence southwardly 18 feet to the center of said party wall, continuing in the same direction and with the center of said wall 110 feet 10 inches, more or less, in all 128 feet 10 inches, more or less, to the beginning.

Being the same property conveyed to George Gruhn by deed from Louis S. Buckley and wife, Gertrude B. Buckley, of record in Book 4994, page 879, Register's Office for Davidson County, Tennessee.

The foregoing property is also described as follows:

Beginning at a point in the north right-of-way of Broadway some 114.79 feet West of the intersection of the right-of-ways of 4th and Broadway; thence continuing with the right-of-way of Broadway South 62°17'13" West 20.33 feet to a point; thence North 27°40'06" West 129.59 feet running with the property line of Parcel #78, Marianne Bingham, Deed Book 7739, page 384, R.O.D.C., to a point in the side line of Parcel #84; thence with the side line of Parcel #84 North 61°58'20" East 20.33 feet to a point; thence South 27°40'06" East 129.70 feet running with the property line of Parcel #80, W.T. Berry, Deed Book 777, page 551, R.O.D.C., to the point of beginning.

The foregoing description was taken from the survey dated May 13, 1993 prepared by James L. Murphy, Jr. of Gresham, Smith and Partners, Registered Land Surveyor No. 5, whose address is 3310 West End Avenue, Nashville, Tennessee 37203, Project 15884.

This is improved property, known as 410 Broadway, Nashville, Tennessee 37203.

The above described property is commercial property that is not the residence of the undersigned or his wife.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants running with the land of Metropolitan Development and Housing Agency and The Capital Mall Redevelopment Project of record in Book 8421, page 587, Register's Office for Davidson County, Tennessee.

3. Easement for support of party wall between the herein described land and the joining land as of record in Book 1268, page 533, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to party walls.

5. Grantor's retention of the right to use and occupy the Property rent free until September 15, 1993.

As additional consideration for this transfer, absent which Grantor would not have conveyed the Property to the Grantee, the

nerein described land shall be encumbered with the following restriction:

> For a period of five (5) years after the date of the recording of this deed in the Register's office of Davidson County, Tennessee, the herein described property shall not be used by Grantee, its successors, assigns, or any other party having rights in said property, for the sale of musical instruments and accessories; the repair, crafting and building of musical instruments; staining, varnishing and finish work relating to musical instruments; or any other activity or business related to the purchase, sale or repair of musical instruments, without the prior written consent of George Gruhn. This restriction is a material consideration for the conveyance of this property and shall restrict, burden and run with the herein described property for the five (5) year period set forth above.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to said tract or parcel of land to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 1 day of June, 1993.

George Gruhn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, GEORGE GRUHN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of June, 1993.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

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IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN

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