ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
511 UNION STREET, SUITE 730
NASHVILLE, TN 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR.
631 SECOND AVENUE S.
SUITE 3-F
NASHVILLE, TN 37210

MAP-PARCEL NUMBER:

93-1. 45.02
93-1, 45.04

BOOK 9349 PAGE 271

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY, A CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Parcels Ja, Jf, and Je of the Resubdivision of Parcel J of the Capitol Hill Redevelopment Project UR-TENN.2-1, The Nashville Housing Authority as of record in Book 3500, page 99, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said parcels.

Being the same property conveyed to Phoenix Home Life Mutual Insurance Company, a New York Corporation, by Deed from William B. Drescher, Successor Trustee, of record in Book 9003, page 680, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. Covenants of record in Book 2735, page 473, Book 3950, page 626, Book 3967, page 882, said Register's Office.
2. All matters shown on the Plan of record in Book 3500, page 99, said Register's Office.

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS, FOREVER: AND WE DO COVENANT WITH THE SAID GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH, OR UNDER GRANTOR BUT NOT OTHERWISE. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 17th DAY OF May, 1994.

PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY

BY: Keith D. Robbins

ITS: Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Before me, a notary public of the state and county mentioned, personally appeared Keith D. Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President of Phoenix Home Life Mutual Insurance Company, the within named bargainor, a corporation, and that he as such Vice President executed the within instrument for the purposes contained therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand and seal at office in Hartford, Connecticut this 17th day of May, 1994.

Notary Public

My Commission Expires: March 31, 1995

JOSEPHINE A. MELUSKY
NOTARY PUBLIC
MY COMM. EXPIRES MARCH 31, 1995

51475
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 2:03
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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