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FROM: SECOND AVENUE ASSOCIATES BOOK 9542 PG 755

TO: METROPOLITAN DEVELOPMENT AND HOUSING AUTHORITY

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Metropolitan Development and Housing Authority 172 Second Avenue North Nashville, Tennessee 37201	(same)	Map 93-6-4 Parcel 76

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, Attorneys at Law, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

James E. Thilgen
Affiant

Subscribed and sworn to before me, this the 8th day of December, 1994.

Janette F. Ramsey
Notary Public

My Comm. Expires: 9/11/95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Second Avenue Associates, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Metropolitan Development and Housing Authority, hereinafter called the GRANTEE, its successors or 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 part of Lot No. 5 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, Register's Office for Davidson County, Tennessee. Being Lots Nos. 1 and 2 on the Plan of McNairy's Subdivision of part of said Lot No. 5 of the Upper Ferry Property, not of record, described as follows:

Beginning at the southeast corner of Second Avenue South, formerly Market Street and Sparkman, formerly Wharf Street; thence with the easterly margin of Second Avenue South, southwardly 51 feet 3 inches to the corner of Lots Nos. 2 and 3 on said McNairy's Subdivision; thence with the line between said two lots, eastwardly 100 feet to the westerly margin of an alley; thence with said alley, northwardly 51 feet 3 inches to the southerly margin of Sparkman Street; thence with said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Second Avenue Associates by deed from Robert H. Waldschmidt, Trustee, of record in Book 7003, page 93, said Register's Office.

This is improved property known as 134 Second Avenue, South, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns, forever.

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GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 8th day of December, 1994.

SECOND AVENUE ASSOCIATES, a
Tennessee general partnership

BY: LEE COMPANY, Partner

BY: _____
Ted Lee, President

BY: SOUTHEASTERN ENGINEERING & DEVELOPMENT COMPANY, Partner

BY: _____
P. D. Grissom, Manager

BY: C. O. CHRISTIAN & SONS, INC., Partner

BY: _____
C. Oakley Christian, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ted Lee, as President of Lee Company, C. Oakley Christian, Jr., as President of C. O. Christian & Sons, Inc. and P. D. Grissom, as Manager of Southeastern Engineering & Development Company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be Partners of Second Avenue Associates, a Tennessee general partnership, the within named bargainor, and that they, as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the names of the corporations by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of December, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 4/16/95

Approved as to Form and Legality

BY: _____
George Barrett, Attorney for Metropolitan
Development and Housing Authority

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IDENTIFICATION REFERENCE

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