12

FROM: METROPOLITAN DEVELOPMENT AND HOUSING AUTHORITY

TO: BENJAMIN H. CALDWELL, GERTRUDE S. CALDWELL, GERTRUDE CALDWELL BYRD AND WILLIAM H. BYRD

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Benjamin H. Caldwell, et al 124 Second Avenue South Nashville, TN 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.

+ B H Caldwell Jr.
Affiant

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

Notary Public

My Comm. Expires: 9/12/95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Metropolitan Development and Housing Authority, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Benjamin H. Caldwell, Gertrude S. Caldwell, Gertrude Caldwell Byrd and William H. Byrd, hereinafter called the GRANTEES, their heirs 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 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 Metropolitan Development and Housing Authority by deed from Second Avenue Associates, a Tennessee general partnership, of record in Book _____, page _____, said Register's Office.

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

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

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR, 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.

METROPOLITAN DEVELOPMENT AND HOUSING AUTHORITY

BY: James L. Thiltgen
James L. Thiltgen, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James L. Thiltgen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be Executive Director of the Metropolitan Development and Housing Authority, the within named bargainor, and that he, as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Metropolitan Development and Housing Authority by himself as such Executive Director.

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

Jeanette L. Ramey
NOTARY PUBLIC

My Commission Expires: 9/16/95

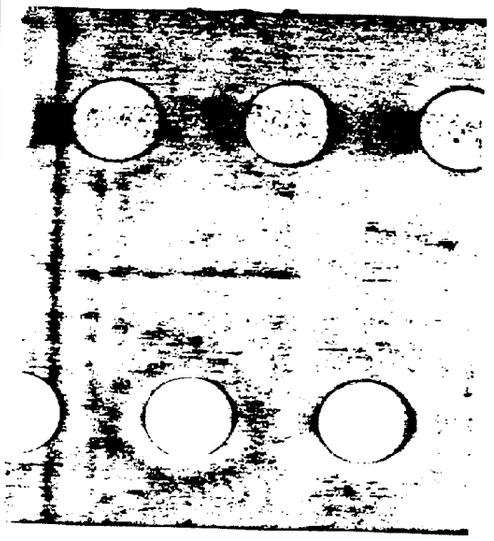
Approved as to Form and Legality

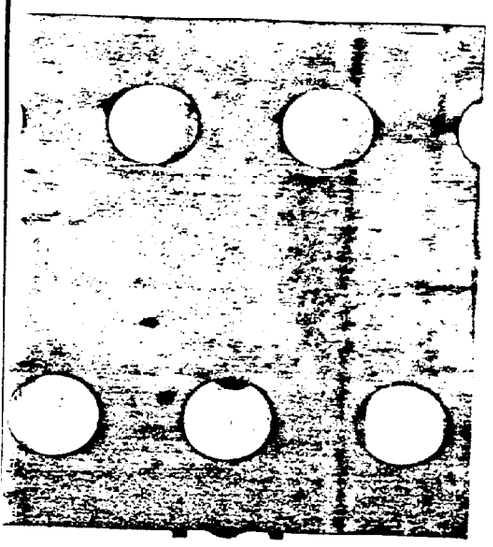
BY: _____
George Barrett, Attorney for Metropolitan Development and Housing Authority

RECORDED & RETURNED
16219

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1994 12:09 1:01 03:CHECK 1214.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9542 PG 759

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1211.50
			CHECK	1211.50
12/09/94	01		14:42 0001	1973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16249

IDENTIFICATION REFERENCE

94 DEC -9 PM 2:41

No. 861946