BK 9630 922

THIS INSTRUMENT PREPARED BY:
BARRETT, JOHNSTON & PARSLEY
217 Second Avenue North
Nashville, TN 37201
(615)244-2202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF March, 1995.

Notary Public
My Commission Expires: 3/21/98

46587
IDENTIFICATION REFERENCE

95 MAR 29 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

MAP & PARCEL NO.: 93-10-277, 278, 279
FIELD BOOK NO: 06W-03780, 06W-01360 06W-01350

OWNER: MDHA
ADDRESS: 701 S. 6th Street
Nashville, TN 37206
SEND TAX BILLS: Same as Above

CLERK'S DEED

This Deed by Richard R. Rooker, Clerk of the Circuit Court in and for the 20th Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee, to Metropolitan Development and Housing Agency, a public body and a body corporate and politic, organized and existing under the laws of the State of Tennessee, with the principal office and place of business at Nashville, Davidson County, Tennessee.

3334 03/29 0101 03CHECK 16.00

WITNESSETH:

WHEREAS, a Petition for Condemnation was filed in the Fifth Circuit Court at Nashville, Tennessee, by the Metropolitan Development and Housing Agency against:

H. G. HILL REALTY COMPANY, et al.

same being Case No. 94C-1372 on the Dockets of the Court, to acquire by condemnation proceedings in accordance with the Power of Condemnation and eminent domain pursuant to T.C.A. § 13-20-101 et seq., and T.C.A. § 29-17-101 et seq., title in fee simple to the

hereinafter described real estate and improvements thereon; in the public interest and for the public use; and

WHEREAS, by order duly entered in said condemnation proceedings by said Court sustaining said petition as a proper condemnation proceeding and adjudging the right of Petition to acquire title in fee simple to the hereinafter described real estate and improvements thereon; and vesting title in fee simple free and unencumbered in the Petitioner; and

WHEREAS, the Metropolitan Development and Housing Agency has paid into the Registry of this Court the sum of Three Hundred Six Thousand and No/100 ($306,000.00) Dollars, for the use and benefit of said Defendants and all costs of the proceedings; and

WHEREAS, I was, by said Order sustaining the Condemnation Petition, authorized and directed to execute and deliver a deed conveying to the Metropolitan Development and Housing Agency, all the right, title and interest of said Defendant(s) in and to the following described property, situated in the City of Nashville, Davidson County, Tennessee, and more fully described as follows:

201-207 Fifth Avenue South
Nashville, Tennessee
(Map and Parcel Nos.: 93-10-277, 278, 279)
(Field Book Nos.: 06W-03780, 06W-01360, 06W-01350, respectively)

Tract I: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 75 feet of Lots Numbers 1, 2 and 3 in the John M. Bass Subdivision, of Lot Number 3 of the Second Plan of Davidson Academy Lots, called Academy Out Lots, said northerly part of said Lots 1, 2 and 3 begin at the southwest corner of Summer Street (now 5th Avenue South), and Demonbreun Street; thence with said 5th Avenue southwardly 75 feet thence westerly at right angles to said 5th Avenue South 150 feet; thence northwardly and parallel with said 5th Avenue South to the southerly margin of Demonbreun Street; thence easterly with the said Demonbreun Street 150 feet to the place of beginning.

Being the same property conveyed to H. G. Hill Realty Co. by deed from J.C. Dale, Jr., Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 1117, Page 106, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being the northerly thirty seven and one half feet (37 1/2') of the southerly seventy five feet (75') of Lots 1, 2 and 3 on the Map of John M. Bass' Subdivision of Lots 3 and 35 on the Plan of Davidson Academy Lots, as of record n Book 21, page 128, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1, 2 and 3 front 37 1/2 feet on the westerly side of Fifth Avenue South, and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to H.G. Hill Realty Company by deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6988, page 129, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being Lot No. 4 in Bass' Subdivision of Lot No. 3 on the Second Plan of Davidson Academy Lots, called "Out Lots", a Plan of which subdivision is of record in Book No. 21, page 128, Register's Office for said County.

Said Lot No. 4 fronts 52 feet ont he southerly side of Demonbreun Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to H.G. Hill Realty Company by deed from Nina Johnston Goodlett, a widow of record in Book 1763, page 485, Register's Office for Davidson County, Tennessee.

including all fixtures and improvements thereon.

NOW THEREFORE, in consideration of the premises and the sum of Three Hundred Six Thousand and No/100 ($306,000.00) Dollars, paid by the Metropolitan Development and Housing Agency, I, Richard R. Rooker, Clerk of said Court, by virtue of the power and authority conferred upon me by said order, do by this deed grant, convey and confirm unto the Metropolitan Development and Housing Agency, its successors and assigns forever, all the right, title, and interest of said Defendant(s), in and to said real estate and improvements thereon, and every part and parcel thereof, with the appurtenances, as an indefensible inheritance in fee simple forever.

WITNESSETH my hand and seal of the Court this the 29th day of March, 1995.

Richard R. Rooker

RICHARD R. ROOKER - CLERK

BOOK 9630 925

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public duly commissioned, qualified and acting in and for the State and County aforesaid, Richard R. Rooker, Clerk as aforesaid, with whom and whose official position I am personally acquainted, and who acknowledged the execution of the foregoing deed, on the day it bears date, and for the purposes therein expressed.

WITNESS my hand and official seal at office, Nashville, Davidson County, Tennessee, the 29th day of March, 1995.

Michelle Sawyer
NOTARY PUBLIC

My Commission Expires: 11/21/96