Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
H. G. Hill Realty Company 2995 Sidco Drive P.O. Box 41503 Nashville, TN 37204-1503	Same	Map 82-13/Parcel 152 Map 82-13/Parcel 155
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Metropolitan Development and Housing Agency ("Grantor") hereby sells and quitclaims to H. G. Hill Realty Company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Richard H Ware
Affiant

Subscribed and sworn to before me, this the 10 day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/21/98

0232759.01
039560-019 12/27/95

Executed this 10th day of January, 1996.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____

Title: Executive Director

This is improved property, known as 1104 8th Avenue North, Nashville, Tennessee, 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gerald F. Nicely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a corporation, 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 corporation by himself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of January, 1996.

Doris J. Davis
NOTARY PUBLIC

My Commission Expires: November 25, 1997

0232759.01
039560-019 12/27/95

EXHIBIT "A"

TRACT ONE:

Being a parcel of land in Nashville, First Civil District Twentieth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection Eighth Avenue North and Jefferson Street, being a part of Lot Nos. 30 and 33, all of Lot Nos. 31 and 32 on the plan of D.T. McGavock's Estate as of record in Plan Book 1, Page 33, part of Lot Nos. 8, 9 and 10 on the plan of Clements Embush's Lots as of record in Plan Book 2, Page 71, and lot marked Rock Quarry on the plan of D.T. McGavock's First Addition to Nashville as of record in Book 10, pages 606, 607, 608 and 609, R.O.D.C. and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Madison Street and the westerly right-of-way line of Seventh Avenue North; thence, with said westerly right-of-way line S 27° 17' 24" E, 126.69 feet to a point;

Thence, continuing with said right-of-way line with a curve to the right 45.35 feet to a point in the northerly right-of-way line of Jefferson Street, said curve having a central angle of 103° 55' 40", a radius of 25.00 feet a tangent of 31.96 feet, and a chord of S 24° 40' 26" W, 39.38 feet;

Thence, with said right-of-way line the following calls: S 76° 38' 16" W, 61.88 feet to a point; with a curve to the left 43.00 feet to a point, said curve having a central angle of 01° 12' 24" a radius of 2042.00 feet or tangent of 21.50 feet and a chord of S 76° 02' 04" W, 43.00 feet; N 27° 37' 20" W, 10.00 feet to a point; S 75° 13' 29" W, 15.00 feet to a point; S 27° 35' 43" E, 10.00 feet to a point; with a curve to the left 66.78 feet to a point, said curve having a central angle of 01° 52' 26", a radius of 2042.00 feet, a tangent of 33.40 feet and a chord of S 74° 04' 24" W, 66.78 feet; S 73° 08' 11" W, 89.12 feet to a point; with a curve to the right 13.83 feet to a point in the easterly right-of-way line of Eighth Avenue North; said curve having a central angle of 79° 14' 24", a radius of 10.00 feet, a tangent of 8.28 feet and a chord of N 67° 14' 37" W, 12.75 feet;

Thence, with said right-of-way line N 27° 37' 25" W, 130.56 feet to a point in the southerly right-of way line of Madison Street;

Thence, with said right-of-way line the following calls: with a curve to the right 22.71 feet to a point, said curve having a central angle of 43° 22' 34", a radius of 30.00 feet, a tangent of 11.93 feet and a chord of N 47° 37' 24" E, 22.17 feet; N 72° 38' 03" E, 109.83 feet to a point; N 73° 16' 15" E, 183.14 feet to the point of beginning;

Containing 46,396 square feet or 1.07 acre more or less, and being the same property described in a survey by Wendell H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, dated July 8, 1994, File No. 12607-11.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from H. G. Hill Realty Company of record in Book _____, page _____.

TRACT TWO:

Land in Davidson County, Tennessee, being part of Lot 10 on the Plan of Clemens Embush's Lots, as of record in Plan Book 2, page 71, Chancery Court of Nashville, Tennessee.

Said part of said Lot 10 begins at a point in the west margin of Seventh Avenue North, said point also being the northeast corner of said Lot 10; thence leaving the said west margin of Seventh Avenue North, and extending in a westerly direction 50 feet to the northwest corner of said Lot 10; thence South 27 degrees 17' 26" East 79.43 feet to the north margin of Jefferson Street, as widened, thence easterly along the said north margin of Jefferson Street, as widened, 18.72 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence around said curve in a northeasterly direction 45.35 feet to the west margin of Seventh Avenue North; thence along the said west margin, North 27 degrees 17' 26" West 50.69 feet, to the Point of Beginning, containing 3,830 square feet, more or less.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from H. G. Hill Realty Company of record in Book 9918, page 678.

95 JAN 16 PM 2:30

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011112

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