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THIS INSTRUMENT PREPARED BY:

George H. Nolan
Boult, Cummings, Conners & Berry, PLC
414 Union Street
P.O. Box 198062
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $3,300,000.00

Mark A. Sturtevant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF Sept 1996

Notary Public
My Commission Expires: 1/20/99

MAP & PARCEL NO.: 093-03-0 062.00
FIELD BOOK NO.: 17w 03550

MAP & PARCEL NO.: 093-03-0 063.00
FIELD BOOK NO.: 17w 03560

MAP & PARCEL NO.: 093-03-0 064.00
FIELD BOOK NO.: 17w 03570

MAP & PARCEL NO.: 093-03-0 066.00
FIELD BOOK NO.: 17w 12935

MAP & PARCEL NO.: 093-03-0 101.00
FIELD BOOK NO.: 17w 05055

MAP & PARCEL NO.: 093-03-0 102.00
FIELD BOOK NO.: 17w 05050

MAP & PARCEL NO.: 093-03-0 103.00
FIELD BOOK NO.: 17w 05045

MAP & PARCEL NO.: 093-03-0 104.00
FIELD BOOK NO.: 17w 05040

MAP & PARCEL NO.: 093-03-0 106.00
FIELD BOOK NO.: 17w 05025

MAP & PARCEL NO.: 093-03-0 109.00
FIELD BOOK NO.: 17w 05000

MAP & PARCEL NO.: 093-03-0 179.00
FIELD BOOK NO.: 17w 05452

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IDENTIF. A REFERENCE

96 SEP 17 PM 2:42
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

96926 09/17 0101 03CHECK 24.00

0370716.01
063258-002 09/10/96

MAP & PARCEL NO.: 093-03-0 180.00
FIELD BOOK NO.: 17w 05454

NEW OWNER: Metropolitan Development and Housing Agency
ADDRESS: 701 S. 6th Street
Nashville, TN 37206
SEND TAX BILLS: Same as above

CLERK'S DEED

This Deed is made 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 ("MDHA"), a public housing authority, organized and existing under the laws of the State of Tennessee, with its principal office and place of business at Nashville, Davidson County, Tennessee.

WITNESSETH:

WHEREAS, a Petition for Condemnation was filed in the Sixth Circuit Court at Nashville, Tennessee, by the MDHA against: Sensing Enterprises, Enco Materials, Inc., Scotty Dean d/b/a Dean Lawn Care, Jack Smart, Tala-Maj, Inc., Liberty Industrial Products, Charlie Reis d/b/a Reis Cabinet Works, Stephen C. Small, Trustee, Second Street Realty Company, Joseph B. Pitt, Jr., Trustee, Nashville Gas Company, and Charles E. Cardwell, in his capacity as Metropolitan Trustee, same being Case No. 96C-2718, to acquire by condemnation, in accordance with the power of eminent domain pursuant to T.C.A. § 13-20-101 et seq., T.C.A. § 29-16-101 et seq., and T.C.A. § 29-17-401 et seq., title in fee simple to the real estate more particularly described in Exhibit A hereto and the improvements thereon (hereinafter "the Condemned Property"); in the public interest and for the public use; and

WHEREAS, the Metropolitan Development and Housing Agency paid a total of Two Million Nine Hundred and Ten Thousand Dollars ($2,910,000.00) into the Court, for the use and benefit of said Defendants and all costs of the proceedings; and

WHEREAS, an Order of Possession and Settlement was entered by the Court on August 29, 1996 in which MDHA agreed to pay to the Defendant Sensing Enterprises the sum of Three Hundred and Ninety Thousand Dollars ($390,000.00) in addition to the $2,910,000.00 previously deposited into the Court as additional consideration for the Condemned Property; and

WHEREAS, the Order of Possession and Settlement sustained the Condemnation Petition as a property taking for a valid public purpose and declared that fee simple title to the Condemned Property described in Exhibit A is vested in MDHA.

NOW, THEREFORE, in consideration of the premises, and the sum of Three Million, Three Hundred Thousand Dollars ($3,300,000.00) paid by the Metropolitan Development and Housing Agency, I, Richard Rooker, Clerk of said Court, by virtue of the power and authority conferred upon and invested in me, 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 the Condemned Property which is more particularly described in Exhibit A, the 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 17 day of September, 1996.

Richard R. Rooker
RICHARD R. ROOKER - CLERK

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 19th day of September, 1996.

Michelle Sawyer
Notary Public

My Commission Expires: 11/21/96

0370716.01
063258-002 09/10/96

EXHIBIT A

Description:

Land in Davidson County, Tennessee, described as follows:

Tract I: Being part of Lot No. 24 on the Plan of the first division of the real estate of John Shelby, deceased, as of record in Plan Book 1, page 11, Chancery Court at Nashville, for said County.

Said part of Lot no. 24 fronts 72 feet on the westerly side of South Second, formerly Barrow, Street and runs back between parallel lines 145 feet to the easterly margin of the fourth tract, infra, which said fourth tract was formerly Alley No. 262-1/2 of the City of Nashville, until closed by Ordinance No. 45-280 of the Mayor and City Council of Nashville.

Tract II: Being part of Lot No. 24 on the Plan of the first division of the real estate of the John Shelby, deceased, as of record in Plan Book 1, page 11, Chancery Court at Nashville, for said County.

Said part of Lot No. 24 fronts 45 feet on the southerly side of Fatherland Street and runs back between parallel lines, with the westerly margin of the fourth tract, infra (which said fourth tract was formerly Alley No. 262-1/2 of the City of Nashville, until closed by Ordinance No. 45-280 of the Mayor and City Council of Nashville), 190 feet to a dead line.

Tract III: Being Lots nos. 1,2 and 3 in the subdivision of Lot 24 on the Plan of the first division of the real estate of John Shelby, deceased, as of record in Plan Book 1, page 11, Chancery Court at Nashville, the plan of said subdivision is not of record.

Said Lot No. 1 fronts 38 feet on the westerly side of South Second, formerly Barrow, Street and runs back between parallel lines, with the southerly margin of Fatherland Street, 145 feet to the easterly margin of the fourth tract, infra, which said fourth tract was formerly Alley No. 262-1/2 of the City of Nashville, until closed by Ordinance No. 45-280 of the Mayor and City Council of Nashville.

Tract IV: Being part of Lot No. 24 on the Plan of the first division of the real estate of John Shelby, deceased, as of record in Plan Book 1, page 11, Chancery Court at Nashville, for said County.

Said part of Lot No. 24 fronts 10 feet on the southerly side of Fatherland Street and runs back between parallel lines 190 feet to a dead line, running back on its westerly side with the easterly line of the second tract, supra, and on its easterly side with the westerly line of the third tract and the first tract, supra, same being formerly City of Nashville Alley No. 262-1/2, which was closed by Ordinance No. 45-280 of the Mayor and City Council of the City of Nashville, signed by the Mayor of said City on January 3, 1946.

Tract V: Being part of Lot No. 24 on the Plan of the first division of the real estate of John Shelby, deceased, as of record in Plan Book 1, page 11, Chancery Court at Nashville, for said County.

Said part of Lot No. 24 fronts 206 feet on the westerly side of South Second Street, formerly Barrow Street, and runs back between parallel lines with the northerly margin of Boscobel Street 200 feet to the easterly line of Lot No. 25 on the aforesaid plan.

Tract VI: Beginning at a point on the north margin of Boscobel Street, 200.0 feet west of the intersection of the north margin of Boscobel Street and the west margin of South Second Street, said point being Second Street Realty Company's southwest corner; thence with Second Street Realty Company's west border in a northwesterly direction 140.3 feet to a point. Thence in a southwesterly direction on a line parallel with Boscobel Street, 1.2 feet to a point. Thence

in a southerly direction, on a line parallel to, and 9.0 feet in an easterly direction from the centerline of the Louisville and Nashville Railroad Company's Track Number 62C, 143.2 feet to a point on the north margin of Boscobel Street. Thence 28.1 feet in a northeasterly direction, along the north margin of Boscobel Street to the beginning.

The description of the said property is in accordance with a plat prepared by William L. Waggoner, engineer, of Nashville, Tennessee, dated October 15, 1947.

Tract VII: A strip of land 18 feet in width situate in the City of Nashville, Davidson County, Tennessee, the centerline of which is more fully described as follows:

Beginning at Grantor's Valuation Station 10+50.4, being the north line of Boscobel Street, and extending in a northwesterly direction a distance of 404.3 ft., more or less, to Grantor's Valuation Station 14+54.7, being the south line of Fatherland Street; containing 0.16 of an acre, more or less; all as shown on fragment print of Grantor's Valuation Map V.11, sheet S2 B1, marked Exhibit A-1, attached to the deed of record in Book 8167, page 868.

Being part of the same property conveyed to Sensing Enterprises, a Tennessee Partnership by deed from Second Street Realty Company of record in Book 8905, page 244.

Tract VIII: Being part of Lot No. 25 in Shelby's Estate, as of record in Plan Book 1, page 11, Chancery Court for Nashville, Tennessee.

Said part of Lot 25 fronts 107 feet on the southerly side of Fatherland Street, and runs back between parallel lines, and with the easterly side of South First Street, 190 feet to an alley.

Being the same property conveyed to Sensing Enterprises, a Tennessee General Partnership by deed from Sidney B. Stillman, et al of record in Book 8945, page 174.

Tract IX: Land in Davidson County, Tennessee, being part of Lot No. 25 in the First Subdivision of John Shelby's Estate in East Nashville, plan of which is recorded on page 11 of the Chancery Court Plan Book No. 1, described as follows:

Beginning at a point in the southerly margin of Fatherland Street, 107 feet eastwardly from the southeast corner of Fatherland Street and First Street; running thence eastwardly with the south line of Fatherland Street 129 feet to a point which is 8 feet west of the middle line of a railway spur tract; thence southwardly, in a slightly curved line, which is at all points 8 feet from the center of said railway tract, 193 feet to an alley; thence with said alley, westwardly 132 feet 4 inches to a point which is 107 feet east of First Street; thence northwardly, at right angles, 192 feet to the beginning.

Being the same property conveyed to Sensing Enterprises, a partnership by deed from Mildred C. Winters of record in Book 7091, page 60.

Tract X: LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of John Shelby's Second Addition to Edgefield, now East Nashville, as of record in Book 14, page 179 and 180, Register's Office for said County, and Plan Book 1, page 7 to 11, Chancery Court, for said County.

Said Lot no. 14 fronts 100 feet on the northerly side of Boscobel, formerly Watson, Street, and runs back between parallel lines and with the easterly side of South Second, formerly Barrow, Street, 194 feet to an alley.

Tract XI: Land in Davidson County, Tennessee, being the westerly half of Lot No. 15 on the Plan of John Shelby's Home Tract, called Shelby's Second Addition to Edgefield, now East Nashville, of record in Book 14, page 179 and 180, Register's Office for said County, being the same as the westerly half of Lot No. 15 on plan of Second Division of the Shelby Estate, of record in Plan Book No. 1, page 63, Chancery Court at Nashville.

Said westerly half of Lot no. 15 fronts 50 feet on the northerly side of Boscobel, formerly Watson, Street, and runs back between parallel lines 194 feet to an alley.

Tract XII: Land in Davidson County, Tennessee, being the easterly half of Lot No. 15 on the Plan of the Second Division of the John Shelby Estate, as of record in Plan Book 1, page 63, Chancery Court at Nashville, and Book 14, page 179, Register's Office for said County.

Said part of Lot no. 15 fronts 50 feet on the norhterly side of Boscobel, formerly Watson, Street and runs back between parallel lines 194 feet to an alley.

Tract XIII: Land in Davidson County, Tennessee, being the westerly half of Lot No. 16 on the Plan of John Shelby's Second Addition to Edgefield, not East Nashville, of record in Book 14, page 179 and 180, Register's Office for said County.

Said part of said Lot no. 16 fronts fifty (50) feet on the northerly side of Boscobel, formerly Watson, Street and runs back between parallel lines one hundred ninety four (194) feet to an alley.

Tract XIV: Land in Davidson County, Tennessee, being the easterly half of Lot No. 16 on the Plan of John Shelby's Second Addition to Edgefield, now East Nashville, of record in Book 14, page 179 and 180, Register's Office for said County.

Said part of Lot no. 16 fronts 50 feet on the northerly side of Boscobel, formerly Watson, Street and runs back between parallel lines 194 feet to an alley.

Tract XV: Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 17 in John Shelby's Addition to Edgefield, now East Nashville, as of record in Book 14, page 179 and 180, Register's Office for said County.

Said part of said Lot No. 17 fronts 40 feet on the northerly side of Boscobel, formerly Watson, Street, and extends back in a northerly direction between parallel lines 194 feet to an alley in the rear.

Being part of the same property conveyed to Sensing Enterprises, a Tennessee Partnership by deed from Second Street Realty Company of record in Book 8905, page 244.

Tract XVI: Land in Davidson County, Tennessee, being Lot no. 49A on the Plan of L.T. Daniel Property Subdivision Re-Design, Lots 46A, 49A and 50A, of record in Book 5800, page 247, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Sensing Enterprises, a partnership by deed from Gerald W. Hall of record in Book 7432, page 563.

Tract XVII: LAND in Davidson County, Tennessee, being Lot No. 50A on the Plan of L.T. Daniel Property Subdivision Re-Design, Lots 46A, 49A and 50A of record in Book 5800, page 247, Register's Office for said County.

Said Lot No. 50A fronts 71.0 feet on the south side of Boscobel Street and extends back 192.0 feet on the west line and 192.0 feet on the east line to a dead line measuring 71.0 feet thereon.

Being the same property conveyed to Sensing Enterprises, a Tennessee General Partnership by deed from Lawrence T. Daniel and wife Irene D. Daniel of record in Book 6115, page 485.