37
JRH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Arena Properties, L.L.C. Laurence M. Papel Baker, Donelson, Bearman & Caldwell 511 Union Street, Suite 1700 Nashville, TN 37219	93-10-473	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §§ 13-20-101, et seq. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **ARENA PROPERTIES, L.L.C.,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.
2. Matters shown on Plan of record in Book 9700, pages 249, 250 and 251, Register's Office for Davidson County, Tennessee.
3. Easements reserved in Metro Council Bill No. 94-1114.
4. Restrictive Covenants of record in Book 9208, page 613, said Register's Office.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

6273 12/16 0101 03CHECK 14961.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,040,000.00.

Laurence M. Papel
Affiant

Subscribed and sworn to before me this 16th day of December, 1996.

John R. Haynes
Notary Public
My Commission Expires: 11/28/2000

0386417.01
063258-000 12/09/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of December, 1996.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
Jane Davis, Chairperson

Attested By: _____
Gerald F. Nicely, 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 **Jane Davis** and **Gerald F. Nicely**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Chairperson and Executive Director, respectively, of Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §§ 13-20-101, et seq., the within named bargainor, and that they as such Chairperson and Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by themselves as such Chairperson and Executive Director.

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

_____
NOTARY PUBLIC
My Commission Expires: 11-22-97

NOTARY PUBLIC AT LARGE

0386417.01
063258-000 12/09/96

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Nashville Arena First Revision Phase 2 of record in Book 9700, pages 249, 250 and 251, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to the Metropolitan Development and Housing Agency by deeds of record in Book 9165, page 83; Book 9247, page 842; Book 9272, page 207; Book 9306, page 637; Book 9347, page 603; Book 9383, page 283; Book 9383, page 287; Book 9405, page 443; Book 9420, page 265; Book 9630, page 922; Book 9680, page 236; Book 9680, page 242 and Book 9774, page 58. Also being the same property conveyed to Metropolitan Development and Housing Agency by Order of the First Circuit Court for Davidson County, Tennessee of record in Minute Book 186B, page 845, Office of the Davidson County Circuit Court Clerk. Also being the property conveyed to the Metropolitan Development and Housing Agency by Metro Council Bill Number 94-1114.

0256358
IDENTIF. & REFERENCE

96 DEC 16 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 160

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 4040000.00
CON TX 14948.00
PRFEE 1.00
WDEED 12.00
TOTAL 14961.00
CHECK 14961.00

12/16/96 01 15:57 0001 6273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256358
IDENTIF. & REFERENCE

96 DEC 16 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098881