10365

Box 37 (AMM)

BOOK 10365 PG 309

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Barge, Waggoner, Sumner and Cannon, Inc. 162 Third Avenue North Nashville, TN 37201	Same	Map 93-11, Parcels 129, 131, and 132 - Tract I Map 93-10, Parcel 467 - Tract II
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, The Metropolitan Development Housing Agency ("Grantor") hereby sells and quitclaims to Barge, Waggoner, Sumner and Cannon, Inc., a Tennessee corporation ("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").

97 MAR -3 AM 11:04
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0277946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 11/22/97

1675 02/02 0101 CASHIER 11:09

0404203.01
013464-000 02/28/97

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

Executed this 28th day of February, 1997.

THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____

Title: Executive Director

This is improved property, known as 621 Third Avenue South, Nashville, Tennessee; unimproved property known as 617 Third Avenue South, Nashville, Tennessee; improved property known as 615 Third Avenue South, Nashville, Tennessee, and improved property known as 616 Fourth Avenue South, Nashville, Tennessee.

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 The 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 28th day of February, 1997.

Doris F. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

0404203.01
013464-000 02/27/97

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

TRACT I:

Being Lots 18, 19, 20, 21 and the northerly 5' of Lot 22 Campbell's South Nashville Lots of record in Book U, pages 682 and 683, Register's Office for Davidson County, Tennessee, also being shown as Lots 18a, 18b, 19a, 19b, 20a, 20b, 21a, 21b and the northerly 5' of 22a on the plan in Decree of Alexander Guard and others vs. Jno. W. Campbell of record in Minute Book A, page 18, Chancery Court and described according to an "As Built" survey by John Kohl & Company, P.C., dated March 2, 1994, revised February 3, 1997.

Beginning at the intersection of the westerly right of way of Third Avenue South and the southeasterly right of way of Lea Avenue the same being an iron pin by others and the northeasterly corner of the herein described tract; thence running with the westerly right of way of Third Avenue South S24 16' 08" E, 150.08 feet, thence S24 42' 31" E, 30.02 feet; thence S25 59' 07" E, 29.67 feet, thence S27 52' 30" E, 65.00 feet to the southeasterly corner of the herein described tract; thence leaving aforesaid right of way and running S60 11' 35" W, 139.83 feet to the easterly right of way of a ten 10' alley (Alley No. 147); thence continuing with said alley with the following two (2) calls N30 01' 45" W, 1.98 feet; thence N25 00' 15" W, 291.00 feet to the southeasterly right of way of Lea Avenue; thence with said right of way N67 43' 54" E, 137.99 feet to the point of beginning.

TRACT II:

Being part of an unnumbered lot on the plan of Campbell's South Nashville Lots of record in Book U, pages 682 and 683, Register's Office for Davidson County, Tennessee, and also being part of a lot marked Barrow as shown on the plan in Decree of Alexander Guard and others vs, Jno. W. Campbell of record in Minute Book A, page 18, Chancery Court, and described according to an "As Built" survey by John Kohl and Company, P.C., dated March 2, 1994, updated February 3, 1997 as follow:

Beginning on the northeasterly right of way of Fourth Avenue South at the southwesterly corner of the property now or formerly conveyed to D. L. White, as of record in Deed Book 4181, page 889, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described property; thence leaving said right of way and running with the southeasterly line of the aforementioned D. L. White property N62 02' 19" E, 151.30 feet to the southwesterly right of way of a 10 foot alley (Alley No. 147) and being the northeasterly corner of the herein described property; thence with said alley S25 00' 15" E, 147.00 feet to the southeasterly corner of the herein described property; thence leaving the right of way of alley and running S60 37' 37" W, 140.26 feet to the northeasterly right of way of Fourth Avenue South; thence with said right of way N29 17' 46" W, 150.30 feet to the point of beginning.

Tracts I and II being the same property conveyed to The Metropolitan Development Housing Agency by Quitclaim Deed from Barge, Waggoner, Sumner and Cannon, Inc., a Tennessee corporation of record in Book 10365, page 306, Register's Office for Davidson County, Tennessee.