51B

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Taylor-Merritt Housing Cooperative, Inc. 701 South Sixth Street Nashville, TN 37206	91-8-A-1.00 through 91-8-A-18.00, inclusive	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and body corporate and politic organized and existing in accordance with the provisions of Sections 13-20-101, et seq., Tennessee Code Annotated (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **TAYLOR-MERRITT HOUSING COOPERATIVE, INC.**, a Tennessee non-profit corporation (the "Grantee"), Grantee's 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 improved property is known as 901 through 933 Taylor Merritt Court, Nashville, Tennessee.

By acceptance of this deed, Grantee acknowledges that the Property is being conveyed on an "as is" basis without any warranty, express or implied, and that Grantor shall not be liable for any defect or condition of the Property, except as set forth in that certain letter dated September 2, 1997, a copy of which is attached hereto as Exhibit B.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Deed as of the 29th day of August, 1997.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
Gerald F. Nicely, Executive Director

TAYLOR-MERRITT HOUSING COOPERATIVE, INC.

By: Rita E Porche
Rita Porche, President

Attest: Sandra D. Dillard
Sandra Dillard, Secretary

0344378
IDENTIF. & REFERENCE

97 SEP -3 PM 2:11
REGISTER
DAVIDSON CO. TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,073,806.68.

Rita E Porche
Affiant

Subscribed and sworn to before me this 29th day of August, 1997.

John R Haynes
Notary Public

My Commission Expires: 11/25/98

NOTARY PUBLIC AT LARGE STATE OF

0404825.01
063258-005 08/28/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Haynes 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 ("MDHA"), the within named bargainor, and that as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of MDHA by himself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of August, 1997.

John R. Haynes
NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Haynes the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rita Porche and Sandra Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be President and Secretary of TAYLOR-MERRITT HOUSING COOPERATIVE, INC., the within named bargainor, and that they as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of August, 1997.

John R. Haynes
NOTARY PUBLIC

My Commission Expires: 11/28/98

EXHIBIT A 10593:355

TRACT 1

Being Lots 1 through 10 and Lots 14, 16, 17 and 18 as shown on plan of First Revision, St. Luke's A.M.E. Community of record in Plat Book 7900, Page 303, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the west right-of-way line of Fortieth Avenue North, said point being the southeasterly corner of Lot 1, St. Luke's A.M.E. Community;

THENCE, with the southerly line of said Lot 1, S 34° 24' 22" W, 126.21 feet to a point in the easterly right-of-way line of Taylor-Merritt Court;

THENCE, with said right-of-way line, N 31° 15' 32" W, 298.94 feet to a point;

THENCE, along a curve to the left, 218.63 feet to a point, said curve having a central angle of 250° 31' 43", a radius of 50.00 feet, and a chord of S 23° 28' 36" W 81.65 feet;

THENCE, along a curve to the right, 30.77 feet to a point, said curve having a central angle of 70° 31' 43", a radius of 25.00 feet, a tangent of 17.68 feet and a chord of S 66° 31' 27" E 28.87 feet;

THENCE, with the westerly right-of-way line of Taylor-Merritt Court, S 31° 15' 32" E, 76.82 feet to a point in the southeasterly corner of Lot 10;

THENCE, with the southerly line of Lot 10, S 34° 24' 21" W, 63.40 feet to a point;

THENCE, S 83° 12' 42" W, 16.88 feet to a point;

THENCE, N 55° 35' 39" W, 107.30 feet to a point in the southerly line of Lot 7;

THENCE, S 34° 24' 21" W, 29.31 feet to a point;

THENCE, N 55° 35' 40" W, 98.77 feet to a point;

THENCE, N 89° 49' 54" E, 7.51 feet to a point in the westerly line of Lot 14;

THENCE, with the westerly line of Lots 14, 16, and 17, N 03° 02' 59" E, 259.35 feet to a point;

THENCE, N 57° 01' 05" E, 39.73 feet to a point in the northeasterly corner of Lot 17;

THENCE, with the easterly line of Lot 17, S 31° 15' 32" E, 169.54 feet to a point;

THENCE, N 60° 30' 59" E, 157.50 feet to a point in the west right-of-way line of Fortieth Avenue North;

THENCE, along said right-of-way, S 31° 15' 32" E, 293.07 feet to the point of beginning.

Containing 78,822 square feet or 1.81 acres, more or less.

TRACT 2

Being Lots 11, 12, and 13 as shown on plan of First Revision, St. Luke's A.M.E. Community of record in Plat Book 7900, Page 303, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Michigan Avenue, said point being the southwesterly corner of Lot 13;

THENCE, N 07° 06' 12" W, 10.41 feet to a point in the westerly line of Lot 13;

THENCE, with the westerly line of Lots 13, 12, and 11 the following calls:

N 28° 01' 17" W, 78.45 feet to a point;

N 06° 36' 23" W, 40.64 feet to a point in the northwesterly corner of Lot 11;

THENCE, with the northerly line of Lot 11, N 58° 45' 08" E, 58.05 feet to a point in the westerly right-of-way line of Taylor-Merritt Court;

THENCE, with said right-of-way line, S 31° 15' 32" E, 123.38 feet to a point;

THENCE, along a curve to the right, 49.68 feet to a point in the northerly right-of-way line of Michigan Avenue, said curve having a central angle of 113° 51' 39", a radius of 25.00 feet, a tangent of 38.39 feet and a chord of S 25° 40' 34" W 41.90 feet;

THENCE, with the northerly right-of-way line of Michigan Avenue, S 82° 36' 07" W, 53.12 feet to the point of beginning;

Containing 10,490 square feet or 0.24 acres, more or less.

Being the same property conveyed to Metropolitan Development and Housing Agency by Deed of record in Book 9569, page 240, and Book 9569, page 246, Register's Office for Davidson County, Tennessee.

TRACT 3

Being parcel located east of Forty-Second Avenue North and north of Michigan Avenue and shown as "Open Space" on plan of First Revision, St. Luke's A.M.E. Community of record in Plat Book 7900, Page 303, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Michigan Avenue at its terminus, said point being the southeast corner of property of Metro Government, NE Power Board of record in Book 5996, Page 405, R.O.D.C.;

THENCE, around an NES substation the following calls;

S 82° 36' 07" W, 24.26 feet to a point;

N 06° 36' 23" W, 216.76 feet to a point;

S 83° 13' 42" W, 217.93 feet to a point;

S 09° 43' 01" W, 49.94 feet to a point;

S 06° 33' 51" E, 171.42 feet to a point;

THENCE, S 82° 36' 07" W, 92.75 feet to a point in the east right-of-way line of Forty-Second Avenue North;

THENCE, along said right-of-way, N 06° 45' 30" W, 360.74 feet to a point;

THENCE, leaving said right-of-way the following calls:

S 89° 49' 05" E, 127.35 feet to a point;

N 03° 02' 59" E, 13.81 feet to a point in the westerly line of Lot 14 of said St. Luke's A.M.E. Community;

THENCE, with the westerly line of Lots 14 and 7, S 55° 35' 40" E, 98.77 feet to a point;

THENCE, N 34° 24' 21" E, 29.31 feet to a point in the westerly line of Lot 8;

THENCE, with Lots 8, 9, and 10 the following calls;

S 55° 35' 39" E, 107.30 feet to a point;

N 83° 12' 42" E, 16.88 feet to a point;

N 34° 24' 21" E, 63.40 feet to a point in the westerly right-of-way line of Taylor-Merritt Court;

THENCE, with said right-of-way line, S 31° 15' 32" E, 99.64 feet to a point in the northeasterly corner of Lot 11;

THENCE, with lots 11, 12, and 13 the following calls;

S 58° 45' 08" W, 58.05 feet to a point;

S 06° 36' 23" E, 40.64 feet to a point;

S 28° 01' 17" E, 78.45 feet to a point;

THENCE, S 82° 06' 22" W, 30.09 feet to a point;

THENCE, S 07° 16' 24" E, 60.15 feet to the point of beginning.

Containing 63,863 square feet or 1.47 acres, more or less.

Being the same real property leased to St. Luke Neighborhood Association as "Tenant" by Nashville Electric Service as "owner" by Lease Agreement of record in Book 8091, page 948 Register's Office for Davidson County, Tennessee.

Exhibit B

Metropolitan Development and Housing Agency

701 SOUTH SIXTH STREET * NASHVILLE, TENNESSEE * TELEPHONE (615) 252-8400
MAILING ADDRESS: P.O. BOX 846 NASHVILLE, TENNESSEE 37202
TELEPHONE DEVICE FOR THE DEAF (615) 252-8599

BK. 10593 PG 359

September 2, 1997

Ms. Rita Porche, President
Taylor Merritt Cooperative
903 Taylor Merritt Court
Nashville, Tennessee 37209

4194 09/03 0101 03CHECK 4002.09

Dear Ms. Proche:

This letter is in response to a request from the members of the Taylor Merritt Cooperative relative to repairs that need to be completed to certain homes in the subdivision. The Metropolitan Development and Housing Agency will complete all work that is indicated on the attached list within 90 days of closing the permanent loan. MDHA will also complete the fence currently under construction within the same time period provided weather permits and materials are available.

Pursuant to the request of the members of the Taylor Merritt Cooperative this commitment will be a condition of closing the permanent mortgage with Regions Bank.

If you have questions or need further information, please feel free to contact me.

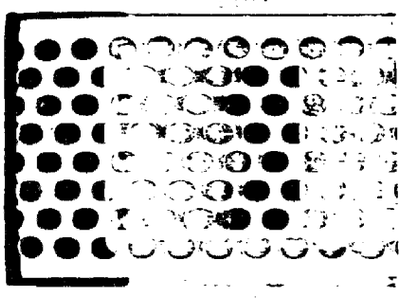
Sincerely,

Steve Neighbors
Development Specialist

SN:st

Sandra Dillard

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



RECEIVED OF _____

FOR _____

BOOK 10593 PG 369

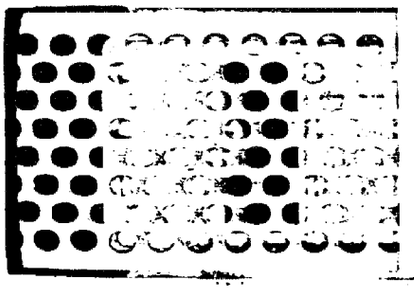
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1073806.68
CON TX 3973.09
PRFEE 1.00
WDEED 28.00
TOTAL 4002.09
CHECK 4002.09

09/03/97 01 14:10 0001 4194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344378
IDENTIF. # REFERENCE

97 SEP -3 PM 2:11

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No.1193674