5/B

This Instrument Was Prepared By:
ANDREW MORIN, Esq.
Wyatt, Tarrant & Combs
511 Union Street, Suite 1500
Nashville, Tennessee 37219

Maximum value for Tennessee recording tax purposes is $1,722,000.00.

BK 10814 PG 367

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	Same	93-8-30

KNOW ALL MEN BY THESE PRESENTS, that Lenore Street Garden Homes, L.L.C., a Tennessee limited liability company ("Grantor"), for and in consideration of One Million Seven Hundred Twenty-Two Dollars ($1,722,000.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, and convey all of its right, title and interest unto the Metropolitan Development and Housing Agency ("Grantee"), real estate located in Davidson County of the State of Tennessee, and described in Exhibit A, attached hereto and made a part hereof.

The legal description contained in Exhibit A is the same as that contained in the previous deed of record.

Said property is conveyed subject to those limitations, restrictions, and encumbrances described on Exhibit B.

This is improved property, known as the Lenore Street Garden Homes, 601 Crutcher Street, Nashville, Tennessee, 37213.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set forth on attached Exhibit B; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 27th day of February, 1998.

LENORE STREET GARDEN HOMES, LLC

Scott F. Ghertner, Chief Manager

040604 I

98 FEB 27 PM 3:14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,722,000.00.

James C. Phillips
AFFIANT

Subscribed and sworn to before me, this 27th day of February, 1998.

V. Jean Merkle
NOTARY PUBLIC

My Commission Expires:

9-29-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christine T. Cronk a Notary Public in and for the State and County aforesaid, personally appeared Scott F. Ghertner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Lenore Street Garden Homes, L.L.C., a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of Lenore Street Garden Homes, L.L.C. by himself as Chief Manager.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 27th day of February, 1998.

Christine T. Cronk
Notary Public

My Commission Expires:
4/23/00

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being part of Lot No. 1, Lots 2 to 5, both inclusive, part of Lot No. 6 and Lots Nos. 7 to 12, both inclusive of Block B, and Lots Nos. 1 to 12, both inclusive of Block C. part of a 16 foot alley No. 451 lying East of South Sixth Street, part of Boyce Street, and part of a 20 foot alley, No. 452 lying West of South Seventh Street, all between Lenore and Crutcher Streets, closed by Ordinance No. 62-279 of record in the Office of the Metropolitan Clerk, on the Plan of D.E. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described together beginning on an iron pin, the southwest intersection of Lenore Street and South Seventh Street; thence with the westerly margin of South Seventh Street, South 25 deg. 27 min East 320 feet to an iron pin in the northerly margin of Crutcher Street; thence with the northerly margin of Crutcher Street, South 65 deg. 07 min. West 686.54 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 55.00 feet in a northwesterly direction, 85.85 feet to an iron pin in the easterly margin of South Sixth Street; thence with the easterly margin of South Sixth Street, North 25 deg. 27 min. West 240.29 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 25.00 feet in a northeasterly direction 39.52 feet to an iron pin in the southerly margin of Lenore Street; thence with the southerly margin of Lenore Street, North 65 deg. 07 min. East 715.75 feet to the beginning. This is improved property known as Lenore Street Garden Homes, Nashville, Tennessee.

BEING the same property conveyed to Lenore Street Garden Homes, L.L.C. by deed from Frank F. Ghertner, Trustee under the Lenore Street Garden Homes Trust Agreement, by record in Book 10449, page 309, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Terms and Provisions of Lease of record in Book 8062, page 214 and Book 9084, page 845;

2. Restrictions as contained in Book 3368, page 23 continued in Book 4097, page 849;

3. 1998 Taxes, which are not yet due and payable;

4. All matters shown in Plat Book 3600, page 76;

5. Right of Way and Easements as set forth in instrument recorded in Book 4279, page 382 and Book 4297, page 777; and

6. By Ordinance No. 62-279 of the City of Nashville.

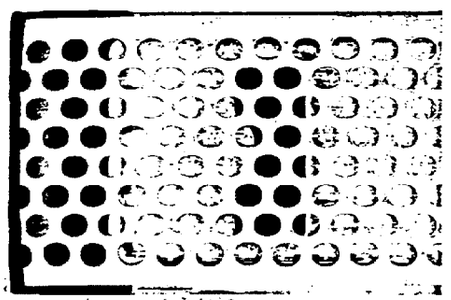
H:\AMM\LENORLLC\MDHADEED (February 25, 1998; 2:30pm)

9088 02/27 0101 CHECK 6388.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10814 PG 370-A

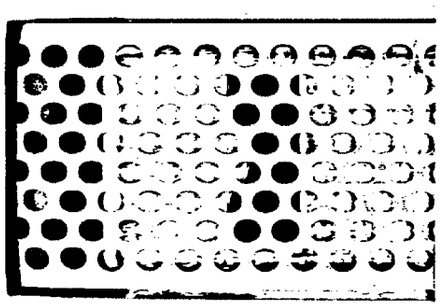
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT
1722000.00
CDK TX 6371.40
PRFEE 1.00
MTEEI 16.00
TOTAL 6388.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6388.40

02/27/98 01 15:12 0001 9088



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IDENTIFICATION REFERENCE

98 FEB 27 PM 3:14

No. 1259542