BOOK 10858 PG 148

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vine Hill Homes, LLC 701 South Sixth Street P.O. Box 846 Nashville, Tennessee 37202	105-15-1 105-15-2 105-15-3	Exempt
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, P.O. Box 198062, Nashville, TN 37219		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

NOTARY PUBLIC
My Commission Expires: 9-29-2001

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the **Metropolitan Development and Housing Agency**, a public body and body corporate and politic ("Grantor"), by these presents, does hereby quitclaim and convey unto **Vine Hill Homes, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to land in Davidson County, Tennessee more particularly described on ***Exhibit A*** attached hereto and incorporated herein by this reference (the "Property").

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

Notice of Reverter: It is understood and agreed between the parties hereto that in the event the U. S. Department of Housing and Urban Development ("HUD") does not provide its approval on or before December 31, 1998 of Grantor's mixed finance tax credit proposal and all related documentation, including evidentiary materials, all as are or may be required by HUD pursuant to the requirements of 24 CFR 941, Subpart F, which approval shall be the sole discretion of HUD, the Property shall revert to Grantor.

Notwithstanding this conveyance, the Grantee hereby grants the right to the Grantor, and the Grantor obligates itself, to continue to manage and operate the Property as public housing in accordance with the U.S. Housing Act of 1937, all applicable Federal regulations, and the Annual Contributions Contract between the Grantor and the United States of America acting by and through the Secretary of Housing and Urban Development until such time as the conditions in the Notice of Reverter have been satisfied; provided, that in the event of reversion to the Grantor, the property shall remain public housing, and be subject to all applicable requirements under the U.S. Housing Act of 1937, applicable Federal regulations, and the Annual Contributions Contract between Grantor and the United States of America acting by and through the Secretary of Housing and Urban Development.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the 27th day of March, 1998.

Metropolitan Development and Housing Agency

By: _____
Gerald F. Nicely,
Executive Director and Secretary

01 17883
IDENTIFICATION REFERENCE

98 MAR 27 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0476729.01
063258-000 03/27/98

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, 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 the executive director and secretary of the Metropolitan Development and Housing Agency, a public body and body corporate and politic, the within named bargainor, and that he as such executive director and secretary, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the Metropolitan Development and Housing Agency by himself as such officer.

Witness my hand and seal at office this 27th day of March, 1998.

W. Jean Mackie
Notary Public
My Commission Expires: 9-29-2001

Exhibit A

Property Description

Beginning at a point formed by the intersection of the southern boundary of Benton Avenue and the western boundary of Morton Avenue, thence S 19°15' E along the western boundary of Morton Avenue 1344.19 feet to a point, thence N 86°43' W 287.8 feet to a stake on the east line of the right-of-way property of the Louisville and Nashville Railroad 1270.7 feet to a point, thence N 72°52' E 135.7 feet to a point on the southern boundary of Benton Avenue; thence S 86°45' E 423.4 feet along the southern boundary of Benton Avenue to a point; thence S 86°30' E 665.27 feet along said southern boundary of Benton Avenue to the western boundary of Morton Avenue which is the point of beginning.

Being the same property conveyed to the Metropolitan Development and Housing Authority from the United States of America, acting by and through the Public Housing Commissioner, by instrument of record in Book 78, page 589, Register's Office for Davidson County, Tennessee.

This is improved property known as:

601-673 Benton Avenue
2103-2137 Bransford Avenue
2203-2219 Bransford Avenue
2102 Dellwood - 2136 Dellwood Drive
2202-2214 Dellwood Drive
2101-2151 Honeysuckle Drive
2200-2203 Honeysuckle Drive
2101-2151 Magnolia Road
2201-2210 Magnolia Road
600-630 Sycamore Road
2200-2207 Sycamore Road
2100-2140 Vine Hill Road
2201-2211 Vine Hill Road

1922 03/27 0101 03CHECK 12