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IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Jack F. Stringham II, Esq.
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 251-6701

LIMITED WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Metropolitan Development and Housing Agency 701 South Sixth Street P.O. Box 846 Nashville, TN 37202	**Same**	**Map 93-9** **Parcel 310**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **United States Postal Service** ("Grantor"), has bargained and sold and does hereby transfer and convey unto **Metropolitan Development and Housing Agency** ("Grantee"), its successors and assigns, a certain tract of land located in Nashville, Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 901 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered.

AND Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

AND Grantee, its successors, and assigns, will undertake any rehabilitation work on this Property in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (National Park Service 1983).

No changes of any type including structural, physical, coloring, or surfacing changes, will be made to the Property's existing architecturally or historically significant exterior features and existing architecturally or historically significant interior (1) public lobby; (2) stairwells on the north side of the building; (3) marble trimmed corridors on the second floor; and (4) the resilient block flooring on the first and second floors, without prior written approval by the Tennessee State Historical Preservation Officer.

Said approval shall not be unreasonably withheld. The following rehabilitation activities do not require such approval: a) painting in a complementary or in-kind color; and b) repair on roofs, porches, or cornices when repair is done in-kind to match existing material and form. All such rehabilitation proposals will be submitted to the Tennessee State Historical Preservation Officer for review and concurrence.

Representatives of the Tennessee State Historical Commission shall have the right to inspect the Property from time to time upon reasonable notice to determine Grantee compliance with the terms of these restrictions.

The Tennessee State Historical Preservation Officer may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the Grantee, its successors, or assigns. Failure of the Tennessee State Historical Preservation Officer to exercise any right or remedy will not waive or limit the exercise of that or any other right or remedy under this instrument.

The burden of these restrictions shall run with the land and will be binding on all future owners of an interest therein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of September, 1998.

United States Postal Service

By: _____
Philip E. Wilson
Contracting Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transaction is exempt from the transfer tax because the transferee is a governmental entity.

_____
AFFIANT

Subscribed and sworn to before me, this 24th day of September, 1998.

_____
NOTARY PUBLIC

My Commission Expires:

MINIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ _____

THOMAS K. KIRK, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission Expires 9-26-98

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF Arlington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip E. Wilson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Contracting Officer of United States Postal Service, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of September, 1998.

Diane M Behrends
NOTARY PUBLIC

My Commission Expires:

February 28, 2002



Exhibit A

Being the tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a drill hole in stone wall at the intersection of the southerly right-of-way line of Broadway, and the westerly right-of-way line of Ninth Avenue South;

Thence leaving the southerly right-of-way line of Broadway with the westerly right-of-way line of Ninth Avenue South South 27 deg 10 min 04 sec East, 346.00 feet to a drill hole in stone wall at the intersection with the northerly right-of-way line of McGavock Street;

Thence leaving the westerly right-of-way line of Ninth Avenue South with the northerly right-of-way line of McGavock Street South 62 deg 43 min 27 sec West, 287.00 feet to a drill hole in stone wall, in the easterly property line of The Gateway to Nashville, LLC, as of record in Deed Book 10143, page 82, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of McGavock Street with the easterly property line of The Gateway to Nashville, LLC, North 27 deg 10 min 04 sec West, 346.44 feet to a drill hole in stone wall, in the southerly right-of-way line of Broadway, at a corner common with the property of Metropolitan Government, as of record in Deed Book 6681, page 591, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Broadway North 62 deg 48 min 42 sec East, 287.00 feet to the point of beginning, containing 99.365 square feet or 2.281 acres more or less.

Being the same property conveyed to the United States, as of record in Minute Book 89, page 348, at the Probate Court for Davidson County, Tennessee.

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