Box 37

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	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

BOOK 11212 PAGE 788

The actual consideration for this transfer is $0. Grantee is a public agency and is exempt.

John R. Hughes
Affiant

Subscribed and sworn to before me, this the 13TH day of Nov., 1998.

Vicki R. Stone
NOTARY PUBLIC
My Commission Expires: 7-31-2001

SCHMITZ NOTARY PUBLIC AT LARGE TENN

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **Vine Hill Homes, LLC**, a Tennessee limited liability company by these presents, does hereby quitclaim and convey unto **Metropolitan Development and Housing Agency**, a public body and body corporate and politic ("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.

The Grantee obligates itself, to continue to manage and operate the Property in accordance with the U.S. Housing Act of 1937, all applicable Federal regulations, and the Annual Contributions Contract dated November 9, 1995 between the Grantee and the United States of America acting by and through the Secretary of Housing and Urban Development, as amended by Mixed Finance Amendment dated of even date herewith.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the 13th day of November, 1998.

VINE HILL HOMES, LLC

By: Vine Hill Corporation
Managing Member

By: Robert Nicely

Title: President

9458 11/19 0101 03CHECK 22.00

98 NOV 19 PM 2:11

WILLIAM L. FOSTER
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0514829

0491382.04
063258-033 11/11/1998

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, President, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of Vine Hill Corporation as Managing Member of Vine Hill Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of VH Corporation by him self as such President.

Witness my hand and seal at office this 13th day of November, 1998.

John R Hayner
Notary Public
My Commission Expires: 11/28/98

0491382.04
063258-033 11/11/1998

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 Grantor by quitclaim deed recorded in Deed Book 10858, page 148, Register's Office for Davidson County, Tennessee also 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

Being the same property as follows:

TRACT ONE

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by Benton Avenue, West of Bransford Avenue, and being a part of MDHA property as of record in Deed Book 1207, Page 29, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southerly margin of Benton Avenue, 398.86 feet from the intersection of the curve return of said avenue and Bransford Avenue;

Thence, with the curve return of Vine Hill Road and a curve to the right, having a central angle of 89°37'56", a radius of 20.00 feet, a distance of 31.29 feet and a chord bearing and distance of S 41°47'25" E, 28.19 feet to the beginning of a curve to the left;

Thence, with said curve, having a central angle of 22°19'33", a radius of 225.00 feet, a length of 87.67 feet and a chord bearing and distance of S 08°08'14" E, 87.12 feet;

Thence, with Vine Hill Road, S 19°18'00" E, 151.10 feet;

Thence, leaving said road S 70°42'00" W, 91.10 feet;

Thence, S 19°18'00" E, 40.00 feet;

Thence, S 70°42'00" W, 277.17 feet;

Thence, N 19°18'00" W, 40.00 feet;

Thence, S 70°42'00", 87.76 feet;

Thence, N 03°01'33" E, 20.22 feet, to a curve return to the right;

Thence, with said curve return, having a central angle of 90°37'11", a radius of 20.00 feet, a length of 31.63 feet, and a chord bearing and distance of N 48°20'08" E, 28.44 feet, to the southerly margin of Benton Avenue;

Thence, with said avenue, S 86°21'16" E, 308.76 feet to the point of the beginning.

Containing 5.101 acres, more or less.

Prepared by:
Thornton & Associates, Inc.
1615 Haynes Meade Circle
Nashville, Tennessee 37207
File No. 98-300c

TRACT TWO

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the East by Bransford Avenue, and being a part of MDHA property as of record in Deed Book 1181, Page 84, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a curve return to the right in Benton Avenue, having a central angle of 67°06'16", a radius of 20.00 feet, a length of 23.42 feet, and a chord bearing and distance of S 52°48'08" E, 22.11 feet;

Thence, with the Westerly margin of Bransford Avenue, S 19°15'00" E, 1,335.09 feet;

Thence, leaving said margin, N 86°26'40" W, 126.35 feet;

Thence, N 19°15'00" W, 1100.57 feet;

Thence, S 70°45'00" W, 73.39 feet;

Thence, S 77°08'37" W, 49.36 feet;

Thence, S 70°42'00" W, 104.56 feet, to a point in the easterly margin of Vine Hill Road;

Thence, with said road, N 19°18'00" W, 222.64 feet, to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 22°19'33", a radius of 175.00 feet, a length of 68.19 feet, and a chord bearing and distance of N 08°08'14" W, 67.76 feet;

Thence, N 19°18'00" W, 324.49 feet, to the beginning of a curve to the right;

Thence, with said curve having a central angle 22°44'59", a radius of 188.00 feet, a length of 74.65 feet and a chord bearing and distance of N 07°55'31" W, 74.16 feet;

Thence, N 08°26'59" E, 49.89 feet to a curve return to the right;

Thence, with said curve return, having a central angle of 90°00'00", a radius of 20.00 feet, a length of 31.42 feet, and a chord bearing and distance of N 48°26'59" E, 28.28 feet to a point the southerly margin of Benton Avenue;

Thence, with said avenue, S 86°33'01" E, 191.40 feet;

Thence, S 86°36'24" E, 253.16 feet to the point of beginning.

Containing 4.245 acres, more or less.

Prepared by:
Thornton & Associates, Inc.
1615 Haynes Meade Circle
Nashville, Tennessee 37207
File No. 98-300b

TRACT THREE

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Benton Avenue, on the east by Bransford Avenue and being a part of MDHA Property, as of record in Deed Book 1181, page 84, Deed Book 1629, page 351 and Deed Book 1207, page 29, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Benton Avenue, 843.42 feet from the intersection of a curve return of said avenue and Bransford Avenue;

Thence, southerly, with a curve return to the left, having a central angle of 90° 00' 00", a radius of 20.00 feet, a length of 31.42 feet, and a chord bearing and distance of S 48° 26' 59" W, 28.28 feet;

Thence S 03° 26' 59" W, 49.89 feet, to a curve to the left;

Thence, with said curve having a central angle of 22° 44' 59", a radius of 188.00 feet, a length of 74.65 feet and a chord bearing and distance of S 07° 55' 31" E, 74.16 feet;

Thence, with the following calls:

S 19° 18' 00" E, 324.49 feet;
N 70° 42 '00" E, 87.76 feet;
S 19° 18' 00" E, 40.00 feet;
N 70° 42' 00" E, 277.17 feet;
N 19° 18' 00" W, 40.00 feet
N 70° 42' 00" E, 141.10 feet;
S 19° 18' 00" E, 71.54 feet;
N 70° 42' 00" W, 104.56 feet;
N 77° 08' 37" E, 49.36 feet;
N 70° 45' 00" E, 73.39 feet;
S 19° 15' 00" E, 1100.57 feet to a point in the northerly margin of the Annie M. Trauernicht Property;

Thence, with said property and the property of Charles W. Hawkins, III, and Mid-State Automotive Distributors Inc., N 86° 26' 40" W, 1022.71 feet;

Thence, continuing with Mid-State, S 81° 47' 54" W, 287.80 feet to the railroad,

Thence, with said railroad, and a curve to the left, having a central angle of 04° 15' 52", a radius of 7974.14, a length of 593.52 feet, and a chord bearing and distance of N 10° 08' 37" W, 593.38 feet;

Thence, N 12° 16' 33" W, 703.37 feet to the southerly margin of Benton Avenue;

Thence, with said avenue, N 73° 03' 59" E, 135.70 feet;

Thence, S 86° 33' 01" E, 256.81 feet, to the point of beginning.

Containing 28.749 acres, more or less.

Prepared by: Thornton & Associates, Inc.
1615 Haynes Meade Circle
Nashville, Tennessee 37207
File No. 98-300D

Being the same property conveyed to Vine Hill Homes, LLC, a Tennessee limited liability company, by deed to the Metropolitan Development and Housing Agency by Quitclaim Deed recorded in Book 11212, page 785, in Register's Office for Davidson County, Tennessee.