FILE BOX 57

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BOOK 11268 PAGE 261

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	Map 93-6-2 Parcel 35

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, THIRD AVENUE, INC., TRUSTEE, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee ("Grantee"), Grantee's successors and assigns, certain real property (the "Property") located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

The Property is improved property located at 126 Third Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all appurtenances, hereditaments, easements, estate, title and interest thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 18th day of December, 1998.

THIRD AVENUE, INC., TRUSTEE

By: _____
Robert C. H. Mathews, Jr.,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Robert C.H. Mathews, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of THIRD AVENUE, INC., TRUSTEE, a corporation, and is duly authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 18th day of December, 1998.

_____
Notary Public

My Commission Expires: My Commission Expires MAR 24, 2001

THE RECORDING OF THIS DEED IS EXEMPT FROM THE TENNESSEE RECORDATION TAX BY VIRTUE OF THE PROVISIONS OF TENN. CODE ANN. §67-4-409(f)(1).

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Third Avenue, North, located north of Broadway and south of Commerce Street, more particularly described as follows:

Being at a point in the easterly margin of Third Avenue, North, 259.7 feet from Commerce Street; thence, leaving said street, north 59 degrees 56 minutes east, 104.46 feet to Alley No. 11; thence, with said alley, south 30 degrees 02 minutes east, 95.15 feet; thence, south 59 degrees 50 minutes west, 104.46 feet to the easterly margin of Third Avenue, North; thence, with said avenue, north 30 degrees 02 minutes west, 95.35 feet to the point of beginning, containing 9,949 square feet or 0.23 acre, more or less.

Being the same property conveyed to Mathews Partners, Inc. by Quitclaim Deed of record in Book 9350, page 184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THIRD AVENUE, INC., TRUSTEE by Deed of record in Book 11050, page 508, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1998 Taxes, a lien presently due and payable but not yet delinquent.

2. Restrictive Covenants (Capitol Mall Redevelopment Plan) of record in Book 9208, page 613, Register's Office for Davidson County, Tennessee.

3. Matters shown on Plan of record in Plat Book 9700, page 706 said Register's Office;

4. Terms and Conditions of Metropolitan Government of Nashville and Davidson County, Tennessee Ordinance No. 97-692.

5. Deed of Trust of record in Book 11139, page 536, Register's Office of Davidson County, Tennessee.

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IDENTIF. & REFERENCE
98 DEC 28 PM 4:55
REGISTER
DAVIDSON COUNTY, TN.
4959 12/28 0101 03CHECK 18.00