FILE BOX 57 641147.7

BOOK 11268 PAGE 265

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<br>701 South Sixth Street<br>Nashville, TN 37206 | Exempt | Map 93-6-2<br>Parcel 34 |

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, SEOFON ASSOCIATES, L.P., a limited liability company organized under the laws of the State of Tennessee ("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 unimproved property located at the intersection of Commerce Street and 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.

SEOFON ASSOCIATES, L.P.

By: Charles E. Roos Trust,
the sole general partner

By: Charles E. Roos, Trustee
Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, Charles E. Roos, Trustee, 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 only Trustee of the Charles E. Roos Trust, the sole general partner of SEOFON ASSOCIATES, L.P., a Tennessee limited partnership, and is authorized by the trust, the trust being authorized by the limited partnership, to execute this instrument on behalf of the limited partnership.

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

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001

My Commission Expires SEPT. 29, 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).

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EXHIBIT A

Property Description

Being a parcel of land in Nashville, Davidson County, Tennessee, as more particularly described as follows:

Beginning on the easterly margin of Third Avenue North, formerly College Street, at the northwest comer of a lot formerly owned by Ireland and Phillips; thence with the easterly margin of said avenue, northerly 95 feet, more or less, to the southwest corner of the Reyer lot; thence with the southerly line of said lot easterly 100 feet, more or less, to the westerly margin of an alley, thence with said alley southerly 95 feet, more or less, to the northeast corner of said Ireland and Philips lot; thence with the northerly line of said lot westerly 100 feet; more or less, to the beginning.

Being the same property conveyed to Seofon Associates, L.P. by Warranty Deed from D. Raymond Kennedy, Jr. of record in Book 10602, page 647, Register's Office for Nashville, Davidson County, Tennessee.

Being the same property conveyed to Seofon Associates, L.P. by Deed from D. Raymond Kennedy, Jr., of record in Book 10602, page 647, 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

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[illegible] REGISTER
DAVIDSON COUNTY, TN.