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BOOK 11673 PAGE 733

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James F. Chandler and Jerry K. Chandler 6001 Tattersall Court Brentwood, TN 37027	Map 82-15 Parcels 53 and 57	James F. Chandler and Jerry K. Chandler 6001 Tattersall Court Brentwood, TN 37027
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JGC,Jr.) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §§ 13-20-101, et seq. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **JAMES F. CHANDLER and JERRY K. CHANDLER,** a one-half (½) undivided interest each, as tenants in common (the "Grantees"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is unimproved property, known as Interstate Drive, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of September, 1999.

Notary Public
My Commission Expires: 3/29/03

0591344.01
063258-057 09/15/1999

99 SEP 23 PM 3:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
06389714
IDENTIFICATION REFERENCE
1774 09/23/1999 03:01 CHECK 1314.00

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the Grantees their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on this 21 day of September, 1999.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
Gerald F. Nicely, Executive Director

Attested By: _____
Phil Ryan, Director of Development

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, S. Denise Hagewood, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Gerald F. Nicely** and **Phil Ryan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Executive Director and Director* respectively, of Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §§ 13-20-101, et seq., the within named bargainor, and that they as such Executive Director and Director* being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by themselves as such Executive Director and Director*

*Director of Development

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of September, 1999.

_____
NOTARY PUBLIC
My Commission Expires: May 28, 2003

0591344.01
063258-057 09/15/1999

EXHIBIT A

TRACT 1:

Land in Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north line of a 16-foot alley, said point being the most easterly southwest corner of a parcel of land conveyed by Humble Oil and Refining Company to the State of Tennessee by Warranty Deed dated March 23, 1961;

THENCE S 65°42' W with the north line of said alley and the south line of Lots Nos. 139, 140 and 141 a distance of 103.0 feet to the south or southwest corner of Lot No. 141 in the east right-of-way line of Interstate Driver (formerly 3rd Street);

THENCE N 24°42' W with the west line of Lot No. 141 and the east right-of-way line of Interstate Drive 123.86 feet to the P.C. of a curve to the right, the most westerly southwest corner of said parcel of land conveyed to the State of Tennessee;

THENCE with lines of said State of Tennessee parcel of land the following courses and distances:

In a northerly direction along the arc of said curve to the right, having a radius of 20.0 feet and a central angle of 90°24', a distance of 31.56 feet to the P.T. of said curve in the south right-of-way line of Main Street;

N 65°42' E with the south right-of-way line of Main Street 82.86 feet to a point for corner;

S 24°42' E 144.0 feet to the PLACE OF BEGINNING, containing 14,742 square feet of land.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from the Metropolitan Government of Nashville and Davidson County, of record in Book 11199, page 767, Register's Office for said County.

TRACT 2:

Land in Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 120, 121 and 122 on the Plan of Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, page 43, Register's Office for said County, and described together according to a survey made on March 20, 1963, by Barge, Waggoner and Sumner, Engineers, as follows:

BEGINNING on an iron pin in the easterly margin of South Third Street, as widened, and in a northerly line of that part of said Lots above referred to as conveyed to the State of Tennessee for use and benefit of the Department of Highways and public works by deed of record in Book 3177, page 93, said Register's Office, said iron pin being located 31 feet northerly of the northerly margin of Woodland Street and 2 feet easterly of the easterly margin of South Third Street, as shown on the plan above referred to; running thence with the easterly margin of South Third Street, as widened, North 25° 22' West 138.99 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of said alley, North 65° 16' East 101.81 feet to an iron pin in the westerly line of the land conveyed to the State of Tennessee, of record in Book 3177, page 93, said Register's Office, above referred to; thence with the westerly line of same, South 25° 13' East 139.00 feet to an iron pin in the northerly line of same; thence continuing with said line, South 65° 16' West 101.45 feet to the beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency by Clerk's Deed from Richard R. Rooker, Clerk of the Circuit Court in and for the 20th Judicial Circuit of Tennessee, of record in Book 11544, page 211, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for 1999 and subsequent years;

2. Restrictive covenants contained in instruments of record (a) in Book 3761, page 277, Register's Office for Davidson County, Tennessee, and (b) in Book 10078, page 364, Register's Office for Davidson County, Tennessee, as re-recorded in Book 10169, page 1, to include exhibits and as amended in Book 11625, page 241, said Register's Office;

3. Permanent Utility Pole and Anchor Easement of record in Book 11652, page 553, said Register's Office;

4. Rights of Nina Elizabeth Taggart Steele, as set forth in the Agreed Order of Possession, Condemnation and Settlement entered in the Third Circuit Court of Davidson County, Tennessee, No.98C-3414, a certified copy of which is of record in Book 11544, page 203, said Register's Office;

5. Lack of direct access to and from controlled access highway; and

6. All matters shown on the survey of the Property prepared by John Franklin, Jr., Tennessee License No. 1709 dated September 14, 1999.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0638974

CUSTOMER REFERENCE

99 SEP 23 PM 3:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11673 PAGE 737

CAMT	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1314.00
CHECK	1314.00

09/23/99 01 15:35 0001 1774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519710