THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

BOOK 11728 PAGE 831

Box 62

99 NOV -3 AM 8:24
REGISTER
DAVIDSON COUNTY, TN.

35572 090
CROSS REFERENCE

SPECIAL WARRANTY DEED

Address New Owner:
Tennessee Legal Community Foundation
3622 West End Avenue
Nashville, Tennessee 37205

Send Tax Bills To:
Same

Map & Parcel No.:
Map 93-2-3/ Parcel 61

THIS DEED, made and entered into on the 2nd day of November, 1999, by and between THE INVESTMENT COMMITTEE OF THE METROPOLITAN EMPLOYEE BENEFIT BOARD AS TRUSTEE FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY EMPLOYEE BENEFIT PENSION TRUST ("Grantor") and the TENNESSEE LEGAL COMMUNITY FOUNDATION ("Grantee"),

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Property").

This is improved property known as 221 4th Avenue North, Nashville, Tennessee 37219.

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

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"). Excepting the Permitted Exceptions, Grantor will warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

192451.03 1813-0003

0101 03CHECK 5018.00

WITNESS the signature of Grantor by its duly authorized officer on the day and year first above written.

Investment Committee of the Metropolitan Employee Benefit Board, as Trustee for the Metropolitan Government of Nashville and Davidson County Employee Benefit Pension Trust

By: _____
Larry D. Ashworth, Chairman

APPROVED AS TO FORM AND LEGALITY

_____
Metropolitan Attorney

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry D. Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Investment Committee of the Metropolitan Employee Benefit Board, as Trustee for the Metropolitan Government of Nashville and Davidson County Employee Benefit Pension Trust (the "Trust"), the within named bargainor, and that he as Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Chairman.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 1999.

_____
NOTARY PUBLIC

My Commission expires: 11-25-2000

192451.03 1813-0003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 1999.

Notary Public

My Commission Expires: 11-25-2002

EXHIBIT A

Property Description

Land located in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being a portion of Lot 65 on the plan of the Original Town of Nashville, not of record, and being located on Fourth Avenue North, 212.34 feet north of Church Street, and being more particularly described according to a survey prepared by Barge Waggoner Sumner & Cannon, Inc., TN RLS No. 1936, 162 Third Avenue North, Nashville, Tennessee 37201, dated September 29, 1999, as follows:

COMMENCING, at an existing brass cap on the westerly right-of-way line of Fourth Avenue North said right-of-way being 49.5 feet in width;

THENCE, from said brass cap S 27 deg. 31' 10" E, 71.11 feet to the southeast corner of Arcade Company, Inc., as of record in Book 4361, page 858, R.O.D.C. and also being the true point of beginning of the herein described land;

THENCE, continuing with said right-of-way S 27 deg. 31' 10" E, 50.41 feet to the northeast corner of G. S. Alford as of record in Book 1516, page 445, R.O.D.C., and also being the southeast corner of the herein described land;

THENCE, leaving said right-of-way line with the north line of the above mentioned G. S. Alford, S 62 deg. 21' 22" W, 170.78 feet to the northwest corner of Alford and being the southwest corner of the herein described land and also being a point on the east right-of-way line of Arcade Alley No. 65, formerly (Overton Alley), a 20-foot wide alley;

THENCE, with said easterly line of Arcade Alley, N 27 deg. 20' 06" W, 50.03 feet to the southwest corner of said Arcade Company, Inc., and being the northwest corner of the herein described land;

THENCE, with the south line of Arcade Company, Inc., N 62 deg. 13' 43" E, 170.62 feet to the true point of the herein described land.

Containing 8,572 square feet of 0.20 acres, more or less.

Being the same property conveyed to Investment Committee of the Metropolitan Employee Benefit Board, Trustee for The Metropolitan Government of Nashville and Davidson County Employee Benefit Pension Trust by deed from Fourth Avenue Associates, Ltd., of record in Book 8500, page 87, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Title Encumbrances

1. Taxes for 1999, which have been prorated by the parties, and subsequent years, a lien, not yet due and payable.

   If improvements are completed after January 1 of any year the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

2. Subject to all matters shown on a survey prepared Barge Waggoner Sumner & Cannon, Inc. dated 9-29-99.

3. Easement and Agreement for sewer by and between Lillian W. Gilbert and Nashville Trust Company, Trustee of record in Book 1849, page 488, Register's Office for Davidson County, Tennessee.

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

0653572

REFERENCE

99 NOV -3 AM 8:24

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	1350000.00
CON TX	4995.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	5018.00
CHECK	5018.00

11/03/99 01 08:25 0001 7233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534976