0663752

REFERENCE

BOOK 11763 PAGE 117

99 DEC -3 PM 2:39

2059432 3

REGISTER
D.Y. TN.

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 29

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, R. C. MATHEWS CONTRACTOR, LLC, a Tennessee limited liability company, ("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 300 Broadway, Nashville, Davidson County, Tennessee 37201.

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.

RECORDED 12/3/99 16:30 TOTAL

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 30th day of November, 1999.

R. C. MATHEWS CONTRACTOR, LLC

By: _____
Robert C. H. Mathews, III, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Robert C. H. Mathews, III, 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 Secretary of R. C. Mathews Contractor, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 3rd day December, 1999.

_____
Notary Public

My Commission Expires: May 26, 2002

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).

2059432.3

EXHIBIT A

Property Description

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Broadway and Third Avenue North, being a part of Lot No. 45 as shown on the plan of the Original Town or Nashville, not of record, also being a part of the property of the property marked Cooley on the plan of the E.W. Cole Estate as of record in Book 161, Page 66, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Broadway and the westerly right-of-way line of Third Avenue North;

THENCE, with said northerly right-of-way line S 59° 40' W, 58.88 feet to a building joint;

THENCE, leaving said right-of-way line with the easterly line of property conveyed to Melanie M. Hirt, et al, by deed of record in Book 7087, Page 692, Register's Office of Davidson County, Tennessee, N 29° 59' W, 108.45 feet to a point in the southerly right-of-way line of Alley No. 16 ½;

THENCE, with said of right-of-way line N 59° 00' E, 58.79 feet to the point of intersection with the westerly right-of-way line of Third Avenue North;

THENCE, with said right-of-way line S 30° 02' E, 109.13 feet to the point of beginning;

Containing 6,400 square feet or 0.15 acres more or less.

Being the same property conveyed to R.C. Mathews Contractor, LLC by quitclaim deed from R.C. Mathews Contractor, Inc. of record in Book 10542, page 91, Register's Office for Davidson County, Tennessee.

Barge, Waggoner, Sumner and Cannon
File 7838-02
July 1, 1993

EXHIBIT B

Permitted Exceptions

1. 1999 Taxes, a lien not yet due and payable.

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

3. Terms and Conditions of Metropolitan Government of Nashville and Davidson County, Tennessee Ordinance No. 77-716 as amended by Ordinance Nos. 82-845, 87-1695, 91-1567, 93-774, 97-755 and 98-1187.

4. Restrictive Covenants of record in Book 7423, page 374, Register's Office of Davidson County, Tennessee.

5. Deed of Trust and Security Agreement dated June 11, 1999, in favor of Michael S. Peek, Trustee, for the benefit of First Tennessee Bank National Association, securing indebtedness in the principal amount of $1,331,000.00, of record in Book 11525, page 591, Register's Office of Davidson County, Tennessee.