0663753

...ERENCE

99 DEC -3 PM 2:48

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

QUITCLAIM DEED

BOOK 11768 PAGE 421

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Broadway W&R, LLC 300 Broadway Nashville, Tennessee 37201	SAME	Map 93-6-2 Parcel 29

WHEREAS, the Capitol Mall Redevelopment Project Plan (the "Redevelopment Plan") has been adopted pursuant to that certain Ordinance Number 77-716, as amended by Ordinance Nos. 82-845, 87-1695, ,91-1567, 93-774, 97-755 and 98-1187, adopted by the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee (the "Metro Ordinance");

WHEREAS, the Metropolitan Development and Housing Agency is the owner and holder of record of fee simple title to certain real property located within the geographic area of the Capitol Mall Redevelopment Project, as described in the Redevelopment Plan (the "Redevelopment Area"), including without limitation the property located at 300 Broadway, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto;

WHEREAS, in order to finance the acquisition and/or sale costs of such Property, as authorized pursuant to the Metro Ordinance and the provisions of Tennessee Code Annotated Sections 13-20-101 et seq. (the "Act"), The Metropolitan Development and Housing Agency has issued its Tax Increment Revenue Bond (300 Broadway Redevelopment Project) dated November 30, 1999 in the amount of $225,000 (the "TIF Bond");

WHEREAS, pursuant to the Redevelopment Plan and Sections 13-20-202, 13-20-204, 13-20-209 and 13-20-210 of the Tennessee Code Annotated, as amended to date, the Metropolitan Development and Housing Agency is authorized to sell portions of the property within the Redevelopment Area, including without limitation, the Property;

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, cash in hand paid, receipt of all of which is hereby acknowledged, the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and body corporate and politic organized and existing in accordance with the provisions of the Act ("Grantor"), has this day quitclaimed, and does hereby transfer and convey unto BROADWAY W&R, LLC, a Tennessee limited liability

1776.30

company ("Grantee"), all of Grantor's right, title and interest in certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Being the same property conveyed to Grantor by deed of record in Book 11768, page 417, said Register's Office.

The foregoing improved property is located at 300 Broadway, Nashville, Davidson County, Tennessee. The description of the foregoing property is derived from a Survey Description prepared by Barge, Waggoner, Sumner and Cannon, Nashville, Tennessee 37201 (file no. 7838-02).

By acceptance of this Quitclaim Deed, Grantee, for itself, its successors and assigns, covenants that (i) Grantee shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental of the Property, or in the use or occupancy of the Property or any improvements erected or to be erected thereon, and (ii) until the TIF Bond has been repaid in full, Grantee shall not take or support any action or contest any assessment or imposition of property taxes on the Property which would interfere with the ability of Grantor to meet its obligations under the TIF Bond, nor shall Grantee undertake any appeal of any assessment or imposition with respect to the Property without first notifying Grantor in writing. All such covenants shall be covenants running with the land.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that all things necessary to constitute this Quitclaim Deed as a valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with the Redevelopment Plan, the Metro Ordinance, the Act and other applicable law.

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

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____

Gerald F. Nicely,
Secretary and Executive Director

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Gerald F. Nicely, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary and Executive Director of the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 2nd day of December, 1999.

V. Jean Noelle
Notary Public

My Commission Expires: 9-29-2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is $475,000.

Robert C. H. McThenia
Affiant

Subscribed and sworn to before me, this 3RD day of Dec., 1999.

Michael S Pulse
Notary Public

My Commission Expires: May 26, 2002

20594413

EXHIBIT A

Description of Property

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

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

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REGISTER
DAVIDSON COUNTY, TN.

BOOK 11768 PAGE 425

CAMT	475000.00
CON TX	1757.50
PRFEE	1.00
MISC	16.00
CFEE	2.00
TOTAL	1776.50
CHECK	1776.50

12/03/99 01 14:41 0001 B130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545720