18A
MP

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	Map 93-9 Parcels 234, 235 and 236	Grantee is Tax Exempt (See TCA §67-4-409(f)(i))

SPECIAL WARRANTY DEED

Instr:200002010010489 Page: 1 OF 4
REC'D FOR REC 02/01/2000 2:36:24PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

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, **AB3, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the **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 "Grantee"), its assigns and successors, 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 improved property, known as 1100 Demonbreun Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee 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 Grantee, its successors 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 as of the 31st day of January, 2000.

GRANTOR:

AB3, LLC

By: _____
William C. Barkley,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William C. Barkley, 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 Chief Manager of AB3, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of January, 2000.

_____
NOTARY PUBLIC

My Commission Expires: May 26, 2002

2082066.1

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

TRACT 1:

PROPERTY DESCRIPTION

Being Lot Nos. 155, 157, 159 and 161 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137 Chancery Court at Nashville and Book 9, page 322, Register's Office for said county.

Said Lot Nos. 155, 157, 159 and 161 front together 200 feet on the northerly side of Demonbreun Street and run back between parallel lines with the westerly margin of 11th Avenue South, 166 feet to an alley.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 163, on the plan of McNairy's Plan of West Nashville Lots, as shown on plat of record in Plat Book 9, page 322 and 323, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 163 fronts 50 feet on the northerly side of Demonbreun Street and runs back between parallel lines 166 feet to an alley.

TRACT 3:

LAND in Davidson County, Tennessee, being Lot No. 165, on the Plan of McNairy's Plan of West Nashville Lots, as shown on plat of record in Plat Book 9, pages 322 and 323, in the Register's Office of Davidson County, Tennessee.

Said Lot being situated on the northeast corner of Demonbreun and McNairy Streets, fronting 50 feet on Demonbreun Street and running back between parallel lines and with the east margin of McNairy Street 166 feet to a twelve foot alley.

Being the same property conveyed to Grantor by deed of record in Book 11203, page 733 (and corrected in Book 11212, page 743) Register's Office of Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. 2000 taxes, a lien, not due and payable.

   1999 taxes a lien, presently due:

   093-09-234 - $13,435.71 unpaid
   093-09-235 - $ 1,746.88 unpaid
   093-09-236 - # 1,779.10 unpaid

2. Easement(s) for railroad spur tract as set forth in Book 1417, page 225, Register's Office of Davidson County, Tennessee.

3. Deed of Trust, Assignment of Leases and Security Agreement recorded in Book 11739, page 623, in said Register's Office.

4. Financing Statement recorded in Book 11739, page 644, said Register's Office.