Box 28

00050143

Address New Owner:
MICHAEL RHODES,
BILL BRIMM ETALS
1209 Holly St.
Nashville, TN 37206

Send Tax Bills to:
Same

Map-Parcel
83-9-485

Instr:200008110079716 Page: 1 OF 3
REC'D FOR REC 08/11/2000 10:32:28AM
RECORD FEE: $15.00
ST. TAX: $0.00 T. TAX: $333.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto BILL BRIMM, LINDSAY FAIRBANKS, ANDREW KRICHELS, JOHN MULLIN, IV, AND MICHAEL RHODES, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 1105 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of August, 2000.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
Gerald F. Nicely, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gerald F. Nicely, 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 Executive Director of Metropolitan Development and Housing Agency, the bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 8th day of August 2000.

V. Jean Nicely
Notary Public

My Commission expires:
9-29-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 9th day of Aug. 2000.

Notary Public

My Commission expires: 9/28/2002

This instrument prepared by:
Devereaux D. Cannon, Jr.
Attorney at law
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Plan of the Second Re-Subdivision of the Bransford-McWhirter Subdivision of the Allison Place as of record in Book 332, page 20, said Register's Office, described as follows:

Beginning at a point 91.3 feet easterly from the northeast corner of Woodland and North 11th Street, along the northerly margin of Woodland Street; thence along the northerly margin of Woodland Street 103.3 feet to the corner of Lot Nos. 4 and 5; thence with the line between the said two lots northwardly 152.3 feet to a stake on the southerly margin of an alley; thence with said alley westwardly 100 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots southwardly 140 feet to the point of beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Dawn Smith, dba Cafe Crossroads, of record in Book 9916, page 753, Register's Office for Davidson County, Tennessee.