Davidson County DEEDWARR
Recvd: 03/15/01 15:34 5pgs
Fees:22.00 Taxes:0.00
20010315-0025021

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (MSP)
315 Deaderick Street, Suite 2700
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	Tax Map 81-12 Parcels 318,320, and 329	Grantee is Tax Exempt (See TCA §67-4-409(f)(i))

SPECIAL WARRANTY DEED

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, **CHARLES R. JONES**, a resident of Davidson County, Tennessee (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 (parking lots), known as Lots 64,66,68,70,72,111 through 117 and part of lot 118 on the Plan of North Nashville Real Estate Company, of record in Plat Book 21, page 105, Register's Office of Davidson County, Tennessee.

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 himself, his successors and assigns, 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 executed this Deed as of the 15th day of March, 2001.

GRANTOR:

Charles R. Jones

CHARLES R. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of March, 2001.

Michael S Peek

NOTARY PUBLIC

My Commission Expires: May 26, 2002

2096056.4



EXHIBIT A

PROPERTY DESCRIPTION

TRACT ONE

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 64,66, 68, 70 and 72 on the Plan of North Nashville Real Estate Company, as of record in Plat Book 21, page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee, dated November 3, 1998 as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Hume Street, 50 feet in width, and the westerly right-of-way line of Eighth Avenue North, 100 feet in width; thence leaving the southerly right-of-way line of Hume Street with the westerly right-of-way line of Eighth Avenue North South 28° 05' 25" East, 269.00 feet to an iron rod set at the intersection of said Eighth Avenue North and the northerly right-of-way line of Cheatham Place, 50 feet in width; thence leaving the westerly right-of-way line of Eighth Avenue North with the northerly right-of-way line of Cheatham Place South 61° 53' 29" West, 160.00 feet to an iron rod set at the intersection of the northerly right-of-way line of said Cheatham Place and the easterly right-of-way line of Alley Number 516, 15 feet in width; thence leaving the northerly right-of-way line of Cheatham Place with the easterly right-of-way line of Alley Number 516 North 28° 05' 25" West, 269.00 feet to an iron rod set at the intersection of the easterly right-of-way line of said Alley Number 516 and the southerly right-of-way line of said Hume Street; thence leaving the easterly right-of-way line of Alley Number 516 with the southerly right-of-way line of Hume Street North 61° 53' 29" East, 160.00 feet to the point of beginning, containing 43,040 square feet (0.988 acres more or less).

Being the same property conveyed to Charles R. Jones, as of record in Deed Book 11193, page 771, at the Register's Office for Davidson County, Tennessee.

EXHIBIT A

PROPERTY DESCRIPTION - CONTINUED

TRACT TWO

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 111 through 117 and part of 118 on the Plan of North Nashville Real Estate Company, as of record in Plat Book 21, page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee dated November 3, 1998 as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Hume Street, 50 feet in width, and the easterly right-of-way line of Eighth Avenue North, 100 feet in width; thence leaving the northerly right-of-way line of Hume Street with the easterly right-of-way line of Eighth Avenue North North 28° 05' 25" West, 208.30 feet to an iron rod set at a corner common with the property of Boyce Street Baptist Church Trustees, as of record in Deed Book 10082, page 677, at the Register's Office for Davidson County, Tennessee; thence leaving the easterly right-of-way line of Eighth Avenue North with the southerly property line of Boyce Street Baptist Church Trustees North 61° 56' 21" East, 159.60 feet to an existing iron rod in the westerly right-of-way line of Alley Number 515, 15 feet in width; thence with the westerly right-of-way line of Alley Number 515 South 28° 17' 17" East, 15.00 feet to an iron rod set; thence with the southerly right-of-way line of Alley Number 515 North 61° 53' 29" East, 174.69 feet to an iron rod set in the westerly right-of-way line of Seventh Avenue North, 60 feet in width; thence leaving the southerly right-of-way line of Alley Number 515 with the westerly right-of-way line of Seventh Avenue North South 27° 58' 50" East, 193.17 feet to an iron rod set at the intersection of the westerly right-of-way line of said Seventh Avenue North and the northerly right-of-way line of said Hume Street; thence leaving the westerly right-of-way line of Seventh Avenue North with the northerly right-of-way line of Hume Street South 61° 53' 29" West, 333.97 feet to the point of beginning, containing 66,953 square feet (1.537 acres more or less).

Being the same property conveyed to Charles R. Jones by deed of record in Deed Book 11193, page 771, Register's Office for Davidson County, Tennessee

Included in the foregoing description but **excluded from the property hereby described and/or conveyed** is a rectangular portion of the above described property (approx. 100'x160') located in the southwest corner thereof denominated and shown as Lots 115 and 117 (and the southern half of the portion of closed alley #515 immediately north thereof), and being all or a portion of Parcel 328 on Metro Tax Map 81-12, all as more particularly shown on the Survey of Tax Map Parcels 318, 320, 328, 329 and 462, dated August 21, 2000, prepared by R. Scott Cherry (Tn. Reg. Land Surveyor No. 1512).

EXHIBIT B

ENCUMBRANCES

1. 2001 taxes, a lien, which are not yet due and payable.

2. Easement for a 15-foot alley conveyed to Metropolitan Government of Nashville and Davidson County in Book 4718, page 619.

3. Title to that portion of the insured property, if any, within the bounds of Eighth Avenue North.

4. Rights of Werthan Packaging, Inc., as tenant only pursuant to an unrecorded Lease and Short Form Lease evidencing such lease of record in Book 11193, page 777, Register's Office for Davidson County.

5. All matters shown on ALTA/ACSM Land Title Survey of Tax Map 81-12, Parcels 318, 320, 328, 329 and 462, Eighth Avenue North at Hume Street , Nashville, Davidson County, Tennessee, bearing Number 99162REV, dated August 21,2000, prepared by Cherry Land Surveying, Surveyors.

6. Deed of Trust given to T. Wayne Hood, as Trustee, securing The Bank of Nashville, recorded in Book 10341, page 453, as modified in Modification of Deed of Trust of record in Book 11193, page 764, Register's Office for Davidson County, Tennessee.

7. Phillips-Jackson Street Redevelopment Plan Restrictive Covenants of record in Book 11625, page 280, Register's Office for Davidson County, Tennessee.