PICK-UP

Davidson County DEEDWARR
Recvd: 06/07/01 15:23 5pgs
Fees:18.00 Taxes:0.00
20010607-0060229

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
The Metropolitan Government of Nashville and Davidson County Tennessee	Same	102-00-0 085.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JDN Realty Corporation, (the "Grantor"), does hereby bargain, sell, transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee (the "Grantee") its successors and assigns, all its right title and interest in and to property located in Davidson County, Tennessee, more particularly described as follows:

Park Tract B as shown on the unified plat of subdivision of the Market Place (Revised) of record as instrument #20010515005028 2 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to JDN Realty Corporation by deed of record in Book 11761, page 349, Register's office for Davidson County, Tennessee.

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

AND Grantor does covenant with the said Grantor, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters set forth on Exhibit A attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. The conveyance of this property is made subject to the matters set forth on Exhibit A attached hereto.

EXHIBIT A

1. Persons traveling to or from the subject property and/or those utilizing the subject property shall have no right to park vehicles on any portion of the adjoining property being the Shops Tract, Wal-Mart Tract, Goody's Tract, Lowe's Tract, Outparcel One, Outparcel Two and Outparcel Three as shown on the Unified Plat of Subdivision of The Marketplace of record as Instrument No. 200009070088376, Register's Office for Davidson County, Tennessee.

2. The subject property shall be used only for a park and/or Greenway and no other purpose. This restriction shall run with the land and shall be for the benefit of the Grantor and all present or future owners of the various tracts described in number one above.

3. Easements With Covenants and Restrictions Affecting Land (the "ECR") of record in Book 11214, page 793, Register's Office for Davidson County, Tennessee and Developer executed and recorded that certain Supplementary Declaration of Restrictive Covenants and Easements (the "SDRCE") of record in Book 11249, page 898, Register's Office for Davidson County, Tennessee as modified by First Amendment of record in Book 11258, page 554,Register's Office for Davidson County, Tennessee and Second Amendment of record in Book 11696, page 893, Register's Office for Davidson County, Tennessee.

4. Amended and Restated Easements with Covenants and Restrictions Affecting Land (The Market Place, Charlotte Pike, Nashville, Tennessee) of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Unified Plat of Subdivision (as revised) of record as Instrument No. 20010515005029 2, Register's Office for Davidson County, Tennessee.

6. Easements of prior record.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15 day of May, 2001.

JDN REALTY CORPORATION

BY: Laurie Farris
ITS: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ -0-.

LAURIE FARRIS
AFFIANT

NOTARY PUBLIC

My Commission Expires: May 27, 2001.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

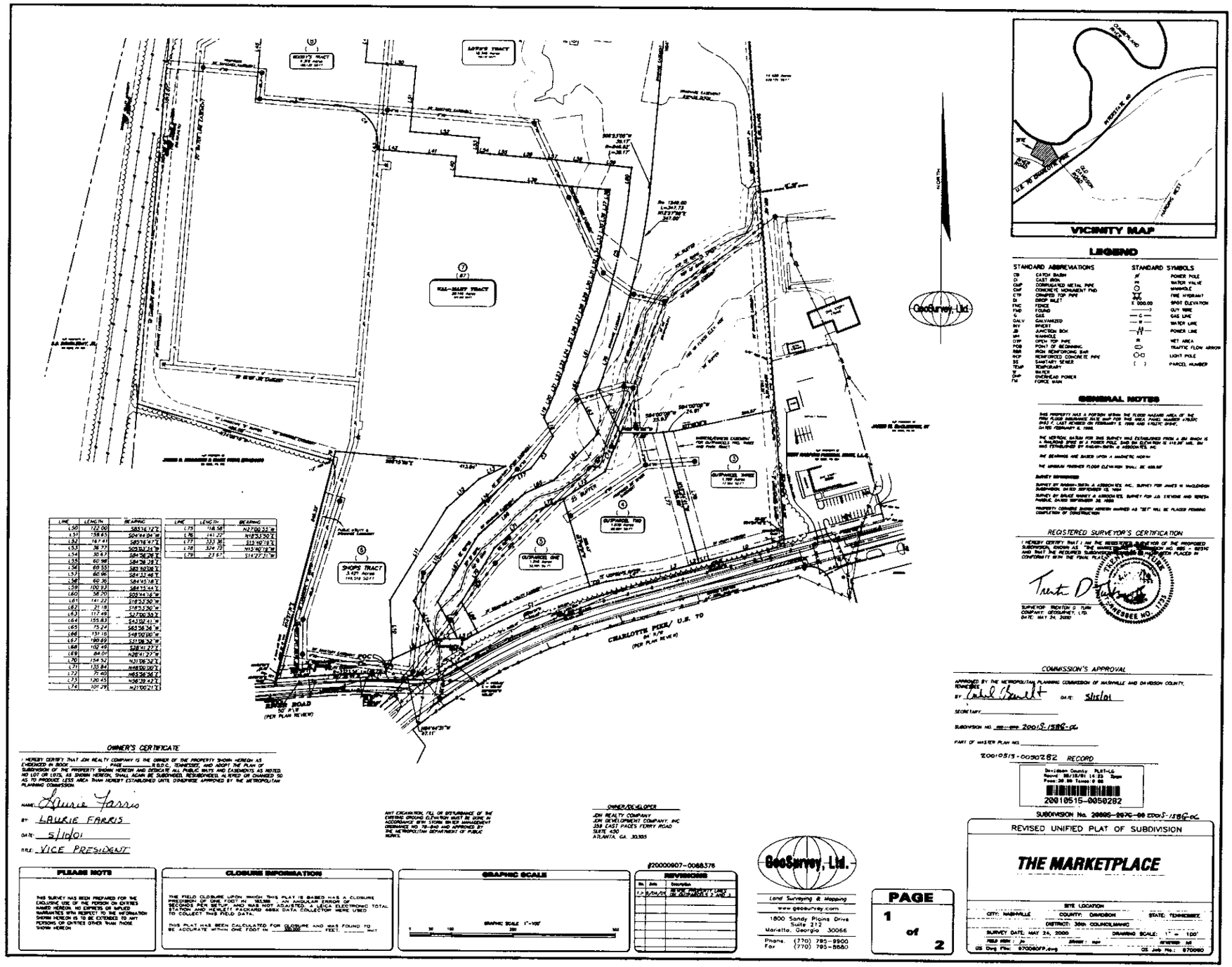
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LAURIE FARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT, authorized to execute this instrument on behalf of JDN REALTY CORPORATION, the within named bargain, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and official seal at office on this the 15 day of May, 2001.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238



LINE	LENGTH	BEARING
L50	172.00	S85°34'32"E
L51	158.83	S04°44'04"W
L52	161.41	S85°18'47"E
L53	38.77	S05°53'34"W
L54	30.67	S84°56'26"E
L55	60.98	S84°56'28"E
L56	60.53	S82°40'08"E
L57	60.36	S84°32'48"E
L58	60.36	S84°45'18"E
L59	100.93	S84°15'44"E
L60	58.20	S05°44'16"W
L61	141.22	S18°53'30"W
L62	21.18	S18°53'30"W
L63	117.49	S27°00'33"E
L64	155.83	S43°02'41"W
L65	75.24	S62°56'26"W
L66	137.16	S48°00'00"W
L67	180.89	S31°08'32"W
L68	102.49	S28°41'27"E
L69	84.01	N28°41'27"W
L70	154.52	N31°06'32"E
L71	135.84	N48°00'00"E
L72	71.60	N55°56'26"E
L73	120.45	N56°39'42"E
L74	101.29	N21°00'21"E

LINE	LENGTH	BEARING
L75	118.58	N27°00'33"W
L76	141.22	N18°53'30"E
L77	133.36	S15°40'18"E
L78	324.73	N15°40'18"W
L79	27.67	S14°27'31"W

VICINITY MAP

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
CB	CATCH BASIN		POWER POLE
CI	CAST IRON		WATER VALVE
CMP	CORRUGATED METAL PIPE		MANHOLE
CMP	CONCRETE MONUMENT FND		FIRE HYDRANT
CTP	CRIMPED TOP PIPE		SPOT ELEVATION
DI	DROP INLET	x 000.00	CUTY WIRE
EMC	FENCE		GAS LINE
FND	FOUND		WATER LINE
GAS	GAS		POWER LINE
GALV	GALVANIZED		NET AREA
INV	INVERT		TRAFFIC FLOW ARROW
JB	JUNCTION BOX		LIGHT POLE
MH	MANHOLE		PARCEL NUMBER
OTP	OPEN TOP PIPE		
POB	POINT OF BEGINNING		
RBR	IRON REINFORCING BAR		
RCP	REINFORCED CONCRETE PIPE		
SS	SANITARY SEWER		
TEMP	TEMPORARY		
W	WATER		
OHP	OVERHEAD POWER		
FM	FORCE MAIN		

GENERAL NOTES

THIS PROPERTY HAS A PORTION WITHIN THE FLOOD HAZARD AREA OF THE 1984 FLOOD INSURANCE RATE MAP FOR THIS AREA, PANEL NUMBER 470261 0045 F, LAST REVISED ON FEBRUARY 5, 1986 AND 470261 0045 G, DATED FEBRUARY 5, 1986.

THE VERTICAL DATUM FOR THIS SURVEY WAS ESTABLISHED FROM A BM WHICH IS A RAILROAD SPIKE IN A POWER POLE, SAID BM ELEVATION IS 418.38' MSL. BM WAS ESTABLISHED BY RAGAN-SMITH ASSOCIATES, INC.

THE BEARINGS ARE BASED UPON A MAGNETIC NORTH

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 600.00'

SURVEY REFERENCES

SURVEY BY RAGAN-SMITH ASSOCIATES INC., SURVEY FOR JAMES H. HAGGERSON SUBDIVISION, DATED SEPTEMBER 10, 1999

SURVEY BY EDGAR MOSLEY & ASSOCIATES, SURVEY FOR J.D. STEVENS AND BERTHA PHARRIS, DATED SEPTEMBER 26, 1988

PROPERTY CORNERS SHOWN HEREON MARKED AS "SET" WILL BE PLACED PENDING COMPLETION OF CONSTRUCTION

REGISTERED SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF THE PROPOSED SUBDIVISION, KNOWN AS "THE MARKETPLACE" AS SHOWN ON MAP 107, PARCEL 87.01 AND THAT THE REQUIRED SUBDIVISION MONUMENTS WILL BE PLACED IN CONFORMITY WITH THE FINAL PLAT.

Trenton D. Turk

SURVEYOR: TRENTON D. TURK
COMPANY: GEOSURVEY, LTD.
DATE: MAY 24, 2000

TRENTON D. TURK — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1975

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: Cecil Blair DATE: 5/15/01

SECRETARY: _____

SUBDIVISION NO. ~~00-~~ 2001S-158G-06

PART OF MASTER PLAN NO. _____

20010515-0050282 RECORD

Davidson County PLAT-LG
Record 05/15/01 14:23 Dpgs
Fees 26.00 Taxes 0.00

20010515-0050282

SUBDIVISION No. ~~20000-207C-00~~ 2001S-158G-06

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT JDN REALTY COMPANY IS THE OWNER OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK _____ PAGE _____ R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY SHOWN HEREON AND DEDICATE ALL PUBLIC RIGHTS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

NAME: Laurie Farris
BY: LAURIE FARRIS
DATE: 5/10/01
TITLE: VICE PRESIDENT

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS.

OWNER/DEVELOPER
JDN REALTY COMPANY
JDN DEVELOPMENT COMPANY, INC.
338 EAST PACES FERRY ROAD
SUITE 430
ATLANTA, GA. 30305

#20000907-0088376

REVISIONS

No.	Date	Description
1	5/24/00	ADD PROPERTY LINES, ADD PARCELS 2 AND 3

PLEASE NOTE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 183,388 AN ANGULAR ERROR OF SECONDS PER STATION AND WAS NOT ADJUSTED. A LEICA ELECTRONIC TOTAL STATION AND HEWLETT PACKARD 48SX DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,388 FEET. _____ MIT

GRAPHIC SCALE

GRAPHIC SCALE 1"=100'
0 50 100 200 300

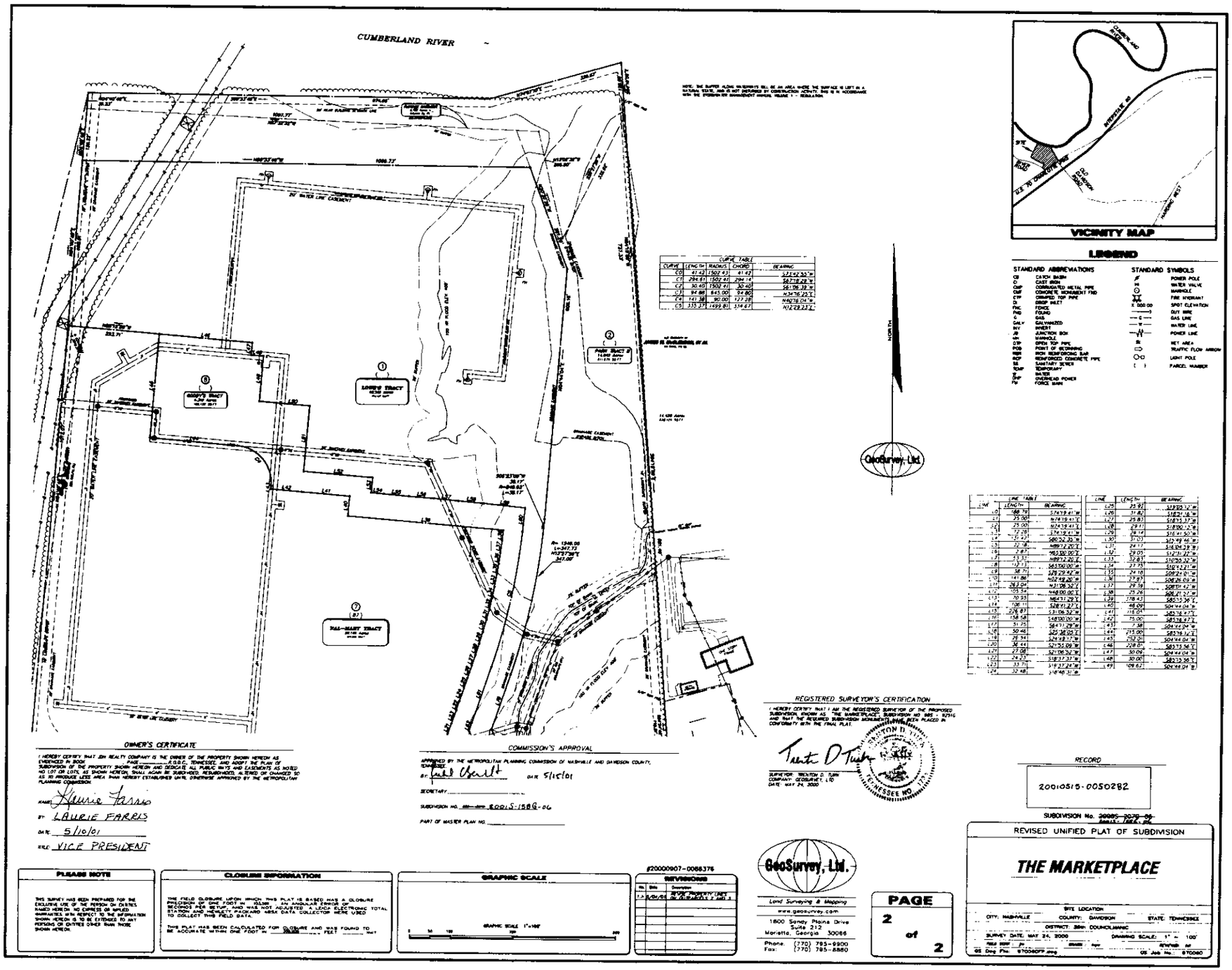
GeoSurvey, Ltd.
Land Surveying & Mapping
www.geosurvey.com
1800 Sandy Plains Drive
Suite 212
Marietta, Georgia 30066
Phone (770) 795-8900
Fax (770) 795-8880

PAGE 1 of 2

REVISED UNIFIED PLAT OF SUBDIVISION

THE MARKETPLACE

SITE LOCATION
CITY: NASHVILLE COUNTY: DAVIDSON STATE: TENNESSEE
DISTRICT: 30th COUNCILMANIC
SURVEY DATE: MAY 24, 2000 DRAWING SCALE: 1" = 100'
FIELD BOOK: 20 DRAWN: MJP APPROVED: MB
CS Dwg File: 970080PP.dwg CS Job No.: 970080



LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
CB	CATCH BASIN		POWER POLE
C.I.	CAST IRON	W	WATER VALVE
CMP	CORRUGATED METAL PIPE		MANHOLE
CMF	CONCRETE MONUMENT FND		FIRE HYDRANT
CPTP	CRIMPED TOP PIPE	5' 500.00	SPOT ELEVATION
DI	DROP INLET		CUT WIRE
FWC	FENCE, CORNER		GAS LINE
FWL	FENCE, FOLLOW		WATER LINE
G	GAS		POWER LINE
GALV	GALVANIZED		WET AREA
INV	INVERT		TRAFFIC FLOW ARROW
JB	JUNCTION BOX		LIGHT POLE
MH	MANHOLE		PARCEL NUMBER
OTP	OPEN TOP PIPE		
POB	POINT OF BEGINNING		
RBF	IRON REINFORCING BAR		
RCP	REINFORCED CONCRETE PIPE		
SS	SANITARY SEWER		
TEMP	TEMPORARY		
W	WATER		
OHP	OVERHEAD POWER		
FM	FORCE MAIN		

NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	41.42	1502.43	41.42	S73°42'50"W
C2	294.61	1502.43	294.14	S67°18'28"W
C3	30.40	1502.43	30.40	S61°06'38"W
C4	94.86	845.00	94.80	N26°36'29"E
C5	141.38	90.00	127.28	N42°16'04"W
C6	335.27	1499.85	334.47	N12°28'23"E

LINE TABLE				LINE TABLE		
LINE	LENGTH	BEARING		LINE	LENGTH	BEARING
L1	66.76	S74°19'41"W		L25	25.92	S19°05'12"W
L2	25.00	N74°19'41"E		L26	31.82	S18°31'16"W
L3	25.00	N74°19'41"E		L27	25.83	S18°13'37"W
L4	72.28	S74°19'41"W		L28	29.11	S18°00'12"W
L5	151.43	S80°52'35"W		L29	28.14	S16°45'50"W
L6	22.18	N89°12'40"E		L30	31.03	S12°59'46"W
L7	2.87	N85°00'00"E		L31	24.17	S16°09'28"W
L8	53.33	N89°12'40"E		L32	29.05	S12°51'22"W
L9	12.13	S85°00'00"W		L33	32.81	S10°06'30"W
L10	58.71	S85°00'00"W		L34	27.93	S10°42'21"W
L11	141.86	S78°29'42"W		L35	24.15	S09°24'01"W
L12	283.04	N32°48'26"E		L36	27.83	S06°26'04"W
L13	103.34	N31°06'32"E		L37	29.38	S08°59'42"W
L14	70.55	N48°00'00"E		L38	25.26	S06°41'12"W
L15	106.11	N64°41'29"E		L39	28.43	S85°53'36"E
L16	276.97	S31°06'32"W		L40	48.09	S04°44'04"W
L17	158.58	S31°06'32"W		L41	116.04	S85°16'47"E
L18	51.75	S84°11'28"W		L42	75.00	S85°36'47"E
L19	50.46	S84°36'03"E		L43	7.58	S04°44'04"W
L20	36.44	S21°50'08"W		L44	215.00	S85°16'24"E
L21	27.08	S21°06'32"W		L45	152.01	S04°44'04"W
L22	24.73	S18°37'37"W		L46	228.01	S85°15'56"E
L23	33.71	S19°37'24"W		L47	30.09	S04°44'04"W
L24	32.48	S19°48'31"W		L48	30.00	S85°33'36"E
				L49	109.62	S04°44'04"W

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I/WE REALTY COMPANY IS THE OWNER OF THE PROPERTY SHOWN HEREON AS ENCROACHED IN BOOK _____ PAGE _____ R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNITS, OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

NAME: Laurie Farris
BY: LAURIE FARRIS
DATE: 5/10/01
TITLE: VICE PRESIDENT

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: [signature] DATE: 5/15/01

SECRETARY: _____

SUBDIVISION NO.: 2000S-158G-06

PART OF MASTER PLAN NO.: _____

REGISTERED SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR OF THE PROPOSED SUBDIVISION, KNOWN AS "THE MARKETPLACE", SUBDIVISION NO 98S - 327G, AND THAT THE REQUIRED SUBDIVISION MONUMENTS HAVE BEEN PLACED IN CONFORMITY WITH THE FINAL PLAT.

Trent D Tush
SURVEYOR: TRENTON D. TUSH
COMPANY: GEOSURVEY, LTD
DATE: MAY 24, 2000

TRENTON D. TUSH — TENNESSEE NO. 1711

RECORD

20010515-0050282

SUBDIVISION No. ~~2000S-207G-06~~ 2000S-158G-06

REVISED UNIFIED PLAT OF SUBDIVISION

THE MARKETPLACE

SITE LOCATION

CITY: NASHVILLE COUNTY: DAVIDSON STATE: TENNESSEE

DISTRICT: 35th COUNCILMANIC

SURVEY DATE: MAY 24, 2000 DRAWING SCALE: 1" = 100'

FILE REF: _____ BY: _____ BOARD: _____ PLAT: _____ SCHEME: _____

GS Dwg File: 970080PP.dwg GS Job No.: 970080

PLEASE NOTE

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CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET, AN ANGULAR ERROR OF _____ SECONDS PER SETUP, AND WAS NOT ADJUSTED. A LEICA ELECTRONIC TOTAL STATION AND HANDHELD PACKARD MESA DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET. _____ MET

GRAPHIC SCALE

GRAPHIC SCALE 1"=100'

0 50 100 200

#20000907-0068376

REVISIONS		
No.	Date	Description
1	5/24/01	REVISE PROPERTY LINES ON PARCELS 2 AND 3

GeoSurvey, Ltd.
Land Surveying & Mapping
www.geosurvey.com
1800 Sandy Plains Drive
Suite 212
Marietta, Georgia 30066
Phone: (770) 793-9900
Fax: (770) 795-8880