Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00

20011220-0140460

SPECIAL WARRANTY DEED

| | | |
|---|---|---|
| TO: | Metropolitan Development and Housing Agency | This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219 |
| FROM: | Nashville Urban Partners 2001, LLC | |

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206 | Grantee is tax exempt. See TCA Section 67-4-409(f)(i) | Map 93-09 Parcels 304 and 305 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer, whichever is greater, is $735,000.00. Grantor is exempt from transfer tax.

Affiant

Sworn to and subscribed before me, this 19th day of December, 2001.

Notary Public

My Commission Expires: 12/19/04

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Urban Partners 2001, LLC** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Metropolitan Development and Housing Agency**, a public body and a body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee (hereinafter called the "Buyer"), and Buyer's successors and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"). Said property is free from all encumbrances made or suffered by Seller, other than the Permitted Exceptions.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of December, 2001.

SELLER:

NASHVILLE URBAN PARTNERS 2001, LLC

By: _____
Joseph N. Barker, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, John R. Haynes the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph N. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Nashville Urban Partners 2001, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of December, 2001.

_____
Notary Public

My Commission Expires: 7/26/03

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Parcel 304:
Land in Davidson County, Tennessee, to-wit:

Being Lot No. 299, on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lot No. 299 fronts 50 feet on the southerly side of Laurel Street and runs back between parallel lines, 175 feet to an alley.

Parcel 305:
Land in Davidson County, Tennessee, to-wit:

Being Lots Nos. 297 and 298 on the Plan of McNairy's West Nashville Lots, as of record in Plan Book 1, page 15 and Minute Book C, pages 136 an 137, Chancery Court at Nashville. Said lots front 50 feet each on the southerly side of Laurel (formerly Locust) Street and run back between parallel lines 175 feet to an alley, said Lot No. 297 running back with the westerly margin of 11th Avenue South.

Being the same property conveyed to Nashville Urban Partners 2001, LLC by deed from Patrick Electric Supply Company of record as Instrument Number 20011220-0140459, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Real property taxes for Davidson County, Tennessee, a lien, not yet due and payable.

2. All matters of public record