This Instrument Was Prepared By:
Andrea P. Ivory, Esq.
MILLER & MARTIN LLP
1200 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219-2433

Davidson County DEEDWARR
Recvd: 03/22/02 12:59 4pgs
Fees:23.00 Taxes:36.63
20020322-0035428

Address New Owner(s):
RSF Investors, LLC
429 Broadway
Nashville, TN 37203

Send Tax Bills to:
Same

Map: 93-06-3
Parcel: 118

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 considerations, the receipt of which is hereby acknowledged, 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 "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RSF Investors, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to all existing easements. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

This is unimproved property known as 102 Fifth Avenue South, Nashville, Tennessee 37201.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2002.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Darnell F. Nicks

Title: EXECUTIVE DIRECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State 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 (him/her)self to be EXECUTIVE DIRECTOR, of the Metropolitan Development and Housing Agency, the within named bargainor, a _____, and that he as such EXECUTIVE DIRECTOR of the Metropolitan Development and Housing Agency, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as EXECUTIVE DIRECTOR.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of March, 2002.

V. Jean Yankee
Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,900.00.

Andrea P. Ivory
Affiant

Subscribed and sworn to before me this 22nd day of March, 2002.

Notary Public

My Commission Expires: 3-23-02

EXHIBIT A

Being a strip of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being parcel 118 of the Subdivision of Part of Lot 41 on the First Plan of Davidson Academy lots (not of record) and part of property of MDHA acquired by Court Document No. 00C-1197.

BEGINNING, at a point in the easterly right-of-way of Fifth Avenue South (formerly Summer Street), said point being South 27° 29' 32" West, 54.64 feet from the southerly right-of-way of Broadway and said point further described as being the northwest corner of the lot deeded to Jack D. Johnson, et ux., of record in Book 9373, page 582, Register's Office, Davidson County, Tennessee;

THENCE, with said right-of-way of Fifth Avenue South, North 27° 29' 32" West, 7.10 feet to a point;

THENCE, leaving said right-of-way with the southerly boundary of the property deeded to Inez Silverfield of record in Book 5203, page 592, Register's Office, Davidson County, Tennessee, North 60° 55' 29" East, 44.23 feet to a corner of a building located on the parcel deeded to Jullian Silverfield, et. ux., of record in Book 4157, page 354, Register's Office, Davidson County, Tennessee;

THENCE, along said building and Silverfield's westerly boundary, South 27° 50' 28" East, 43.51 feet to a building corner, Silverfield's southwest corner;

THENCE, continuing with said building and Silverfield's southerly boundary, North 62° 09' 32" East, 15.62 feet to a building corner, Silverfield's southeast corner;

THENCE, from said corner, South 27° 50' 28" East, 10.32 feet to the side of a building and the westerly boundary of the parcel deeded to James A. Lewis, et. ux., of record in Book 7306, page 268, Register's Office, Davidson County, Tennessee;

THENCE, from said building and Lewis's westerly boundary, South 62° 37' 09" West, 19.54 feet to a building corner in the parcel deeded to Jack D. Johnson, et. ux., of record in Book 9373, page 582, Register's Office, Davidson County, Tennessee;

THENCE, along said building and Johnson's easterly boundary, North 27° 50' 28" West, 46.49 feet to the northeast corner of said building and Johnson's property;

THENCE, along said building and Johnson's northerly boundary, South 60° 55' 29" West, 40.35 feet to the easterly right-of-way of Fifth Avenue South, the point of beginning.

Containing 970 square feet or 0.02 acre, more or less.

EXHIBIT B

1. Taxes for 2002, a lien not yet due and payable.

2. An easement for ingress and egress in favor of Jack Johnson as more particularly defined in that Order entered in MDHA v. Jack Johnson, et al., Case No. 00-1197, Chancery Court for Davidson County, Tennessee, as recorded in Instrument Nos. 200106180064468 and 200106190064879, Register's Office for Davidson County, Tennessee.

3. All matters of record in the Register's Office for Davidson County, Tennessee, which may affect the property described on Exhibit A.