Davidson County DEEDWARR
Recvd: 05/29/02 12:20 4pgs
Fees:22.00 Taxes:0.00
20020529-0065015

FROM: Ragland Corporation

TO: The Metropolitan Development and Housing Agency

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	(same)	Map 93-7 Parcels 23, 24 and 50

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from conveyance tax pursuant to T.C.A. 67-4-409(f).

James C Thilgen
Affiant

Subscribed and sworn to before me, this the 28th day of May, 2002.

L. Denise Hagewood
Notary Public

My Comm. Expires: 5/28/2003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ragland Corporation, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Development and Housing Agency, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Three tracts of land located in the Nineteenth Councilmanic District of Davidson County Tennessee near First Avenue South and Peabody Street, being more particularly described according to the survey made by Gresham, Smith & Partners, John M. Duffer, TN R.L.S. #1431, dated March 25, 2002, as follows:

Tract No. I:
Beginning at the intersection of the proposed easterly right-of-way of First Avenue South and the southerly right-of-way of Gateway Boulevard (Franklin Street);

Thence with said right-of-way of Gateway Boulevard North 62° 36' 51" East, 128.55 feet;

Thence South 26° 56' 06" East, 126.54 feet;

Thence South 63° 51' 11" West, 125.14 feet to the easterly right-of-way of Hermitage Avenue and First Avenue South;

Thence with said easterly right-of-way as follows:

Northwesterly with a curve to the right 106.39 feet, said curve having a radius of 281.824 feet, a central angle of 21° 37' 46" and a chord of 105.76 feet at North 39° 37' 17" West; Northeasterly with a curve to the

right 31.88 feet to the beginning, said curve having a radius of 19.98 feet, a central angle of 91° 25' 15" and a chord of 28.60 feet at North 16° 54' 13 ½" East;

Containing 0.4043 acre, more or less.

Being part of property conveyed to Ragland Realty Corporation, a Tennessee corporation, by deed from Tennessee Central Station Company, of record in Book 1104, Page 413, Register's Office for said County. By Amendment to Charter of record in Book 3010, page 89 said Register's Office, Ragland Realty Corporation changed its name to Ragland Corporation.

Tract No. II:
Beginning North 62° 36' 51" East, 128.55 feet from the intersection of the proposed easterly right-of-way of First Avenue South and the southerly right-of-way of Gateway Boulevard (Franklin Street);

Thence with said right-of-way of Gateway Boulevard as follows:

North 62° 36' 51" East, 112.67 feet;
Northeasterly with a curve to the left 42.37 feet, said curve having a radius of 749.016 feet, a central angle of 03° 14' 28" and a chord of 42.36 feet at North 60° 59' 37" East;

Thence South 26° 56' 06" East, 119.09 feet;

Thence South 63° 51' 11" West, 155.01 feet;

Thence North 26° 56' 06" West, 114.54 feet to the beginning;

Containing 0.4139 acre, more or less.

Being part of property conveyed to Ragland Corporation, a Tennessee corporation, by deed from Louise Fuller Maxwell, of record in Book 5350, pages 60 and 62, said Register's Office.

Tract No. III:
Beginning at the intersection of the proposed easterly right-of-way of First Avenue South and the northerly right-of-way of Gateway Boulevard (Franklin Street);

Thence with said right-of-way of First Avenue South North 27° 03' 35" West, 46.49 feet;

Thence North 63° 51' 11" East, 176.12 feet;

Thence South 26° 08' 49" East, 46.48 feet to the northerly right-of-way of Gateway Boulevard (Franklin Street);

Thence with said right-of-way South 63° 51' 11" West, 175.38 feet to the beginning;

Containing 0.1875 acre, more or less.

Being part of the property conveyed to Ragland Realty Corporation, a Tennessee corporation, by deeds of record in Book 1255, pages 434 and 435, as corrected in Book 1643, page 395, said Register's Office. By Amendment to Charter of record in Book 3010, page 89 said Register's Office, Ragland Realty Corporation changed its name to Ragland Corporation.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. Sewer easement conveyed to the City of Nashville, of record in Book 1816, pages 337 and 346, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements, of record in Book 10116, page 317, said Register's Office.

4. Water main easement of record in Book 4049, page 493, said Register's Office.

5. Sewer easement conveyed to the City of Nashville, of record in Book 2149, page 544, said Register's Office.

6. Right of way retained in the deed of record in Book 1357, page 221, said Register's Office.

7. Proposed slope and construction easements along proposed Gateway Boulevard and First Avenue South.

This is property is located at 400 1st Avenue South, 91 Franklin Street and Franklin Street, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the 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 GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS its hand this 28th day of May, 2002.

RAGLAND CORPORATION, a Tennessee corporation

BY: Elizabeth R Chalfant
Elizabeth R. Chalfant, President and CEO

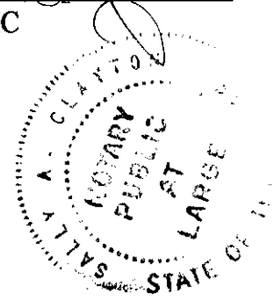
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth R. Chalfant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be President and CEO of Ragland Corporation, the within named bargainor, a corporation, and that she as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President and CEO.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 4-30-05



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