This Instrument Prepared By:
Andrea P. Ivory, Esq.
Miller & Martin LLP
1200 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 02/25/03 13:28 4pgs
Fees:22.00 Taxes:0.00



20030225-0024914

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map:** 83-7
Park Center, Inc.		**Parcel:** 49.00
801 12th Avenue South	Same	
Nashville, TN 37203		

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et. seq. (the "Grantor") does hereby quitclaim, transfer and convey unto Park Center, Inc., an exempt non-profit agency (the "Grantee") all of its interest in the following property located in the County of Davidson, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto.

This is improved property known as 808 Powers Avenue.

This conveyance is made specifically subject to a reversionary interest to be retained by Grantor, as set forth hereinbelow:

1. In the event that the Grantee, or its successors or assigns, shall (i) cease to use the Property for a charitable purpose or to provide low-income housing; or (ii) attempt to sell the Property, then fee simple absolute title to the Property shall automatically and immediately

to and vest in Grantor, its successors or assigns. Grantee shall immediately surrender the occupancy of the Property to Grantor upon demand and shall deliver such evidence of reversion of title of the Property as Grantor may reasonably require.

Whenever 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, Grantor has executed this instrument on this 18th day of February, 2003.

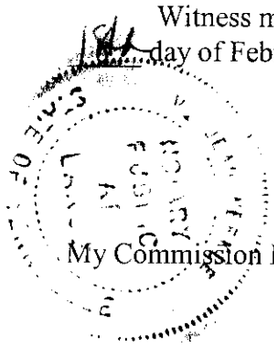
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____
Phil Ryan, 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 PHIL RYAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a government agency, and that he as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by himself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 2003.



V. Jean McKee
Notary Public

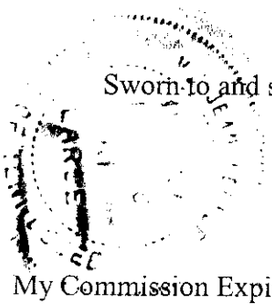
My Commission Expires: 9-21-2005

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

Phil Ryan, Executive Director



Sworn to and subscribed before me this 18th day of February, 2003.

V. Jean McKee
Notary Public

My Commission Expires: 9-21-2005

EXHIBIT A

Land in Davidson County, Tennessee, being in the 27th Ward of the City of Nashville, and being Lot No. 19 on the Map of the Subdivision of the Robert W. Powers Lands, as of record in Book 421, page 56, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the easterly side of Powers Avenue, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to The Metropolitan Development and Housing Agency by Deed of record in Book 10715, page 48, Register's Office of Davidson County, Tennessee.