Davidson County DEEDWARR
Recvd: 06/25/04 15:20 6pgs
Fees:32.00 Taxes:0.00
20040625-0075925

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Metropolitan Government of Nashville and Davidson County c/o Parks and Recreation Department	Same	Map 134 P/O Parcel 63

Nashville, TN 37201

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee non-profit corporation ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc. by deed from Centex Land Holdings, L. P., a Delaware limited partnership, of record at Instrument No. 20030113 0005226, Register's Office for Davidson County, Tennessee.

The Property conveyed hereby shall be subject to the restriction that the property shall be used for public park and recreational purposes. By acceptance of this deed, the Grantee agrees to take title to the Property subject to the foregoing restrictive covenant and shall be deemed to have assented to the same.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property; that Grantor has a good right to sell and convey the Property subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"), to all of which this conveyance is expressly made subject; and that the Grantor will warrant and forever defend the title to the Property against the lawful claims of

persons claiming by, through or under Grantor (other than claims arising out of the Permitted Exceptions), but not otherwise.

WITNESS the signature of the duly authorized officer of Grantor this the 25th day of June, 2004.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: _____
Christine M. McCarthy
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 Christine M. McCarthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of Nashville Area Habitat for Humanity Inc., a corporation, the within named bargainor, and that she as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of June, 2004.

_____
NOTARY PUBLIC

My Commission expires: Jan. 26, 2008

EMILY E. STORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from recordation tax under T.C.A. § 67-4-409(f) (1).

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

Notary Public

My Commission Expires: Jan. 26, 2008

EMILY E. STORY
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

Property Description

Being a 4.134 more or less acre tract of land lying in the 27th Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Nashville Area Habitat for Humanity, as evidenced by deed of record at Instrument No. 20030113-005226, Register's Office Davidson County, Tennessee, and being further described as a portion of the proposed Common Open Space areas on the plan of Providence Park, Phases One and Three, and being more particularly described as follows:

Beginning at an iron pin found at the most northeasterly corner of Lot 1 on the plan of Providence Park, Phase One Section One, of record at Instrument No. 20031007-0148743, Register's Office Davidson County, Tennessee, said point also being the most northwesterly corner of Lot 214 on the plan of Woodland Hills, Phase Two, Section One, of record in Plat Book 7900 page 408, Register's Office Davidson County, Tennessee;

Thence with the northerly line of Lots 1 and 2 on said plan of Providence Park, Phase One Section One, North 84 Degrees 19 Minutes 37 Seconds West a distance of 190.01 feet to an iron pin set;

Thence with the easterly line of Lots 6 and 7 on said plan of Providence Park, Phase One, Section One, North 12 Degrees 08 Minutes 57 Seconds West a distance of 59.35 feet to an iron pin set;

Thence leaving the line of said plan of Providence Park, Phase One Section One, and with a new line, severing said Nashville Area Habitat for Humanity Property, the following eleven calls:

North 53 Degrees 35 Minutes 09 Seconds East a distance of 254.98 feet to a Point;
Thence North 07 Degrees 24 Minutes 24 Seconds East a distance of 117.60 feet to a Point;
Thence North 30 Degrees 05 Minutes 52 Seconds West a distance of 149.76 feet to a Point;
Thence North 63 Degrees 15 Minutes 22 Seconds East a distance of 183.04 feet to a Point;
Thence along a curve to the left having a radius of 1073.00 feet through a central angle of 12 Degrees 03 Minutes 23 Seconds, an arc distance of 225.78 feet, said curve having a chord direction of South 32 Degrees 46 Minutes 19 Seconds East and a chord length of 225.37 feet;
Thence South 51 Degrees 11 Minutes 59 Seconds West a distance of 116.24 feet to a Point;
Thence South 02 Degrees 50 Minutes 42 Seconds East a distance of 31.34 feet to a Point;
Thence South 44 Degrees 58 Minutes 14 Seconds East a distance of 232.10 feet to a Point;
Thence South 30 Degrees 55 Minutes 47 Seconds East a distance of 319.46 feet to a Point;
Thence South 06 Degrees 59 Minutes 38 Seconds East a distance of 32.66 feet to a Point;
Thence North 74 Degrees 34 Minutes 27 Seconds West a distance of 73.09 feet to an iron pin found at the most northeasterly corner of Lot 207 on the aforesaid plan of Woodland Hills, Phase Two, Section One;
Thence with the northerly line of said plan of Woodland Hills, the following three calls:
North 61 Degrees 52 Minutes 35 Seconds West a distance of 276.04 feet to a Point;
Thence North 35 Degrees 48 Minutes 50 Seconds West a distance of 79.79 feet to a Point;

Thence South 86 Degrees 33 Minutes 48 Seconds West a distance of 111.92 feet to the Point of Beginning, containing 4.134 acres or 180,086 square feet, more or less.

EXHIBIT B

Permitted Title Encumbrances

1. All matters shown on the plat of record at Instrument No. 20031007-0148743. Register's Office for Davidson County, Tennessee ("RODC").

2. Declaration of Protective Covenants, Conditions and Restrictions for Providence Park of record at Instrument No. 20031007-0148249, RODC.