This instrument prepared by:
Robert M. Holland, Jr., Esq.
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 11/05/04 15:59 2pgs
Fees:12.00 Taxes:0.00
20041105-0133969

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
942 Jefferson Street, LLP 1005 21st Avenue North, Suite 2 Nashville, TN 37208	New Owner	81-16-395.00

FOR AND 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. (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto 942 JEFFERSON STREET, LLP., a Tennessee limited liability partnership, all of its right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 148 and westerly 8-1/3 feet of Lot No. 147 on the plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, page 609, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 148 and part of Lot No. 147 adjoin the front together 108 1/3 feet on the northerly side of Jefferson Street and extends back between parallel lines along the easterly margin of 10th Avenue, North, 175 feet to the southerly margin of Madison Street, fronting 108 1/3 feet on the southerly side of Madison Street. (Being divided half the distance between Jefferson Street and Madison Street by a dead end alley 10 feet wide for several parcels east of the easterly margin of the above described parcel of land.)
>
> Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Jaxon Enterprises, Inc. of record in Instrument No. 20010806-0084216, Register's Office for Davidson County, Tennessee.

This is improved property known as 942 Jefferson Street, Nashville, Tennessee 37208. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This conveyance is made subject to all the terms, conditions and limitation of the Phillips-Jackson Street Redevelopment Plan, as amended, approved by Ordinance No. 93-733 and amended by Ordinance Nos. 099-1762 and BL2001-861 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

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 2nd day of November, 2004.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____

Title: EXECUTIVE DIRECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phil Ryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executive Director of Metropolitan Development and Housing Agency and is authorized to execute this instrument on behalf of Metropolitan Development and Housing Agency.

Witness my hand at office this 5th day of November, 2004.

JEAN P. SHEARER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jean P Shearer

Notary Public
My Commission Expires: 3-25-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires MAR. 25, 2006

The actual consideration or value, whichever is greater, is $0.

Andrea

Sworn to and subscribed before me this 5th day of November, 2004.

Jean P. Shearer

Notary Public
My Commission Expires: 3-25-06

JEAN P. SHEARER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR