Davidson County DEEDQC
Recvd: 09/22/06 11:06 5 pgs
Fees:27.00 Taxes:0.00
20060922-0117719

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	Map: 93-11, Parcel: 105

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 GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto 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., all of its right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as Rolling Mill Hill (Phase II) on Hermitage Avenue (see attached Property Description), Nashville, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This conveyance is approved by Metropolitan County Council Ordinance Number 2003-1551 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 10th day of August, 2006.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Ken Maynard
Ken Maynard
Title: Director of Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Kenneth Maynard, of Metropolitan Government of Nashville-Davidson County, Tennessee, the within named bargainer, and that he as such Director of Public Property executed the foregoing instrument for the purposes therein contained, by signing the name of Metropolitan Government of Nashville-Davidson County, Tennessee by himself as Director of Public Property

Witness my hand and seal, at office in Nashville, Tennessee, this 10 day of August, 2006

Melissa A. Kinkaid

Notary Public
My Commission Expires: June 12, 2010

MELISSA A. KINKAID NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 12 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me
this 20th day of Sept, 2006

V. Jean Merkle

Notary Public
My Commission Expires: 9-19-2009

V. JEAN MERKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

PROPERTY DESCRIPTION

Beginning at a P.K. spike at the intersection of the easterly right-of-way of Hermitage Avenue and the southerly right-of-way of Peabody Street;

Thence with said right-of-way of Peabody North 638 04' 49" East, 877.20 feet to the westerly right-of-way of Nashville and Eastern Railroad Corporation;

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

Southeasterly with a curve to the left 315.19 feet to an iron rod, said curve having a radius of 3,884.83 feet, a central angle of 048 38' 55" and a chord of 315.10 feet at South 628 08' 51 ½" East;
South 648 28' 19" East, 383.60 feet;
Southeasterly with a curve to the right 139.13 feet, said curve having a radius of 1,845.08 feet, a central angle of 048 19' 14" and a chord of 139.13 feet at South 628 18' 42" East;
North 298 50' 55" East, 15.00 feet;
Southeasterly with a curve to the right 52.84 feet, said curve having a radius of 1,860.08 feet, a central angle of 018 37' 40" and a chord of 52.84 feet at South 598 20' 15" East,
South 588 31' 25" East, 49.17 feet;
South 318 28' 35" West, 15.00 feet;
South 588 31' 25" East, 441.50 feet;
South 688 57' 56" East, 99.93 feet to the centerline of a rock wall corner, a northwesterly corner of Triangle Terminal of Nashville, Inc. property of record in Deed Book 2290, Page 519, R.O.D.C.;

Thence with the boundary of said Triangle Terminal property and State of Tennessee property of record in Deed Book 48, Page 59, R.O.D.C. as follows:

South 248 19' 53" West; 183.26 feet to a railroad spike;
North 708 38' 26" West, 43.45 feet to a railroad spike;
South 188 35' 48" West, 219.85 feet to an iron rod;
North 718 26' 03" West, 150.00 feet to an iron rod;
South 208 05' 27" West, passing a witness iron rod at the back of a stone wall at 206.37 feet and continuing on, in all, 208.37 feet to the easterly right-of-way of Hermitage Avenue;

Thence with said right-of-way as follows:

North 718 35' 21" West, 420.00 feet to a chiseled "X" in concrete;
North 188 24' 39" East, 10.00 feet to a chiseled "X" in concrete;
North 718 35' 21" West, 27.77 feet to an iron rod;
Northwesterly with a curve to the right 168.24 feet to a chiseled "X" in concrete, said curve having a radius of 947.93 feet, a central angle of 108 10' 08" and a chord of 168.02 feet at North 668 30' 17" West;

EXHIBIT A

North 618 25' 13" West, 140.73 feet to an iron rod;
South 288 34' 47" West, 10.00 feet to a chiseled "X" in concrete;
North 608 25' 13" West, 1,117.13 feet to the beginning

Containing 27.5644 acres, more or less, and being property conveyed to City of Nashville by Deeds of record in Book 2706, Page 422, R.O.D.C. and Book 3136, Page 89, R.O.D.C. and to Metropolitan Government of Nashville and Davidson County by Deeds of record in Book 4682, Page 727, R.O.D.C. and Book 4880, Page 372, R.O.D.C.

Included in the above description, but excluded from this transfer is the following:
Beginning in the easterly right-of-way of Hermitage Avenue South 60° 25' 13" East, 884.85 feet from the southerly right-of-way of Peabody Street;

Thence North 28° 34' 47" East, 241.50 feet;

Thence generally following the foot of a bluff as follows :

North 83° 26' 00" East, 62.55 feet;
North 18° 45' 00" East, 206.95 feet;
North 24° 09' 00" East, 250.00 feet to the westerly right-of-way of Nashville and Eastern Railroad Corporation;

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

South 64° 28" 19" East, 314.00 feet;
Southeasterly with a curve to the right 139.13 feet, said curve having a radius of 1,845.08 feet, a central angle of 04° 19' 14" and a chord of 139.13 feet at South 62° 18' 42" East;
North 29° 50' 55" East, 15.00 feet;
Southeasterly with a curve to the right 52.84 feet, said curve having a radius of 1,860.08 feet, a central angle of 01° 37' 40" and a chord of 52.84 feet at South 59° 20' 15" East, South 58° 31' 25" East, 49.17 feet;
South 31° 28' 35" West, 15.00 feet;
South 58° 31' 25" East, 441.50 feet;
South 66° 57' 56" East, 99.93 feet to the centerline of a rock wall corner, a northwesterly corner of Triangle Terminal Of Nashville, Inc. property of record in Deed Book 2290, Page 519, R.O.D.C.;

Thence with the boundary of said Triangle Terminal property and State of Tennessee property of record in Deed Book 48, Page 59, R.O.D.C. as follows:

South 24° 19' 53" West, 183.26 feet to a railroad spike;
North 70° 38' 26" West, 43.45 feet to a railroad spike;
South 18° 35' 48" West, 219.85 feet to an iron rod;
North 71° 26' 03" West, 150.00 feet to an iron rod;
South 20° 05' 27" West, passing a witness iron rod at the back of a stone wall at 206.37 feet and continuing on, in all, 208.37 feet to the easterly right-of-way of Hermitage Avenue;

Thence with said right-of-way as follows:

EXHIBIT A

North 71° 35' 21" West, 420.00 feet to a chiseled "X" in concrete;
North 18° 24' 39" East, 10.00 feet to a chiseled "X" in concrete;
North 71° 35' 21" West, 27.77 feet to an iron rod;
Northwesterly with a curve to the right 168.24 feet to a chiseled "X" in concrete, said curve having a radius of 947.93 feet, a central angle of 10° 10' 08" and a chord of 168.02 feet at North 66° 30' 17" West;
North 61° 25' 13" West, 140.73 feet to an iron rod;
South 28° 34' 47' West, 10.00 feet to a chiseled "X" in concrete;
North 60° 25' 13: West, 232.28 feet to the beginning

Containing 16.7791 acres, more or less, and being part of property conveyed to City Of Nashville by Deeds of record in Book 2706, Page 422, R.O.D.C., Book 3136, page 83 and Book 3136, Page 89, R.O.D.C. and to Metropolitan Government Of Nashville And Davidson County by Deeds of record in Book 4682, Page 727, R.O.D.C. and Book 4880, Page 372, R.O. D.C.

EXHIBIT A