"EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS."

Book 31-13 S+R JHR (1)

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/01/08 14:59 7 pg
Fees:37.00 Taxes:0.00
20080801-0079487

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Same	Map-Par. 082-09-0-410, 082-13-0-300 & 082-13-0-318

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, LLLLC GENERAL PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. § 13-20-101, et. seq. (hereinafter referred to as the "Grantee") certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See **Exhibit "A"** attached.

This is improved property commonly known as 304 Jefferson Street and 1106 and 1114 4th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following (the "Permitted Exceptions"):

1. Taxes for 2008 and subsequent years.

2. Matters shown on a survey prepared by Initial Point Land Surveying, Inc., L. Kevin Morehead, TNRLS 2315, dated November 7, 2007, entitled ALTA/ACSM Land Title Survey of Map 82-09, Parcel 410, Map 82-13, Parcels 300 and 318, 304 Jefferson Street, 1106 & 1114 Fourth Avenue North.

3. Matters shown on the Plan of record as Book 10, pages 606 through 609, said Register's Office.

4. Restrictive Covenants contained in instrument of record as Book 9183, page 130 and amended in Book 11625, page 280, said Register's Office.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be signed by its partners on the 31st day of July, 2008.

LLLLC, General Partnership, a
Tennessee general partnership

By:_____
Harry S. Lawrence, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Harry S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is a General Partner of LLLLC, General Partnership, a Tennessee general partnership, the within named bargainor, who further acknowledged that he executed the within instrument for the purposes therein contained by signing the name of LLLLC, General Partnership by himself as a General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 2008.

Rita McQuerry
Notary Public

My Commission Expires:
3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this 31st day of July, 2008.

Notary Public

My Commission Expires:
3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

Exhibit "A"

PROPERTY DESCRIPTION

PARCEL 1:

(Map 82-09, Parcel 410.00)

All that lot, tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No 41 on the Plan of D.T. McGavock's First Addition, as of record in Book 10, page(s) 606 to 609, Register's Office for said County.

Said part of Lot No. 41 fronts 40 feet on the easterly side of Fourth Avenue North, formerly Cherry Street, and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from WILLIAM B. LAWRENCE, HARRY E. LAWRENCE and FREDERICK S. LAWRENCE, of record as Instrument No. 20061128-0146349, dated November 27, 2006, said Register's Office.

PARCEL 2:

(Map 82-13, Parcel 318/304 Jefferson Street)

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jefferson Street, at a point 75 feet westerly from the westerly margin of Third Avenue North, being the southwest corner of a part of said Lot No. 1 owned by Newt Cannon, Jr.; thence with the northerly margin of said street, as widened, westerly 102 feet 4 inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, Northerly 100 feet; thence Easterly, parallel with said street, 102 feet 4 inches, more or less, to the northwest corner of said New Cannon lot; thence with the westerly line of said Cannon lot, Southerly 100 feet to the beginning.

INCLUDED in the above described property but EXCLUDED THEREFROM is that tract described as follows:

Beginning at the point of intersection of the existing northwest margin of Jefferson Street and the west boundary of the E. N. Hester property; thence with said existing margin, Southwesterly 103 feet, more or less, to a point; thence with the west boundary of this property, also being the existing east margin of an alley, North 27 degrees 03 minutes 20 seconds West, 48.79 feet to a point; thence with the proposed north margin of Jefferson Street, North 73 degrees 15 minutes 04 seconds East, 104.01 feet to a point; thence with the west boundary of said Hester property, South 27 degrees 03 minutes 20 seconds East, 24.12 feet to the point of beginning, and containing 3,730 square feet.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from ANGELO FORMOSA FAMILY PARTNERSHIP, of record as Instrument No. 20061128-0146350, dated November 27, 2006, said Register's Office.

(Map 82-13, Parcel 300/1106 Fourth Avenue):

TRACT 1: Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 42 on the Plan of D. T. McGavock's First Addition as of record in Book 10, page 606, Registers Office for Davidson County, Tennessee.

Said part of Lot No. 42 fronts 44.5 feet on the easterly margin of 4th Avenue North (formerly Cherry Street), and runs back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from ANGELO FORMOSA FAMILY PARTNERSHIP, of record as Instrument No. 20061128-0146350, dated November 27, 2006, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, being the south one-half of Lot No. 42, Dr. David T. McGavock's Plan, according to plat and survey of record in Book 10, pages 606-609, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from ANGELO FORMOSA FAMILY PARTNERSHIP, of record as Instrument No. 20061128-0146350, dated November 27, 2006, said Register's Office.

TRACT 3: Tract 3 is comprised of three portions of land described as follows:

Portion 1: Being parts of Lot numbers 43 and 44 on the Plan of D. T. McGavock's Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described according to copy of survey thereof made by Z. J. Wilkinson, Surveyor, November 30, 1950, as follows:

Beginning at a cross cut on the sidewalk in the north margin of Jefferson Street, 62.5 feet east of the easterly margin of Fourth Avenue North, formerly Cherry Street, being the southeast corner of the property conveyed to Chaffin by deed of record in Book 1877, page 215, said Register's Office; thence along Chaffin's east line north 30 deg. 30' west 117.3 feet to the south line of the property of Matt Brisbo; thence along Brisbo's South line and along the south line of the property conveyed to Bauman by deed of record in Book 1044, page 534, said Register's Office, north 59 deg. east 116.7 feet to the westerly margin of an alley; thence with the margin of said alley, south 31 deg. east 138.4 feet to an iron pin in the north margin of Jefferson Street; thence with the margin of the same, south 69 deg. 16' west 118.7 feet to the point of beginning.

Portion 2: Being part of Lot No. 44 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, page 606-609, Register's Office for said County, described according to survey made by S. R. Sanford, Jr., Surveyor, October 29, 1945, as follows:

Beginning at the northeast corner of Jefferson Street and 4th Avenue North, formerly Cherry Street; thence with the northerly margin of Jefferson Street; eastwardly 62 feet 6 inches to a cut in walk; thence northwardly with an old fence, 48 feet to a stake; thence westwardly 62 feet 6 inches to a cut

in walk on the easterly margin of 4th Avenue North; thence with said Avenue southwardly 48 feet to the beginning.

Portion 3: Being part of Lot No. 44 on the Plan of D. T. McGavock's First Addition as of record in Book 10, pages 606-609, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., October 29, 1945, as follows:

INCLUDED in the above described property but EXCLUDED THEREFROM is any property conveyed from Grantor to any government agency for purposes of widening the roadway.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from ANGELO FORMOSA FAMILY PARTNERSHIP, of record as Instrument No. 20061128-0146350, dated November 27, 2006, said Register's Office.

TRACT 4: Tract 4 is comprised of two portions of land described as follows:

Portion 1: Being part of Lot No.43 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the westerly margin of the first alley east of 4th Avenue North, at the dividing line between Lot Nos. 42 and 43; thence with said line westwardly 53 feet 9", more or less, to the northeast corner of the property conveyed to Matt Brisbo, by deed of record in Book 602, page 241, said Register's Office thence with his easterly line, southwardly 75 feet to his southeast corner; thence eastwardly 53 feet 9", more or less, to the westerly margin of the aforesaid alley; thence with same, northwardly 75 feet to the beginning.

Portion 2: Being the northerly 75 feet of Lot 44 and the northerly 75 feet of the westerly part of Lot No. 43 on the Plat of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the easterly margin of 4th Avenue North 106 1/2 feet northerly from the northerly margin of Jefferson Street; thence with the easterly margin of said Avenue, northerly 75 feet to the southwest corner of Lot No. 42; thence with the southerly line of said Lot No. 42, easterly 125 feet; thence at right angles, southerly 75 feet; thence westerly 125 feet to the beginning.

Being the same property conveyed to LLLLC GENERAL PARTNERSHIP, by deed from ANGELO FORMOSA FAMILY PARTNERSHIP, of record as Instrument No. 20061128-0146350, dated November 27, 2006, said Register's Office.