Davidson County DEEDQC
Recvd: 08/01/08 14:59 4 pg
Fees:22.00 Taxes:0.00
20080801-0079488

(2)

Book 31-B
S+R 8HR

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	Tax Parcel Nos. 082-09-0-410, 082-13-0-300 & 082-13-0-318	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, LLLLC GENERAL PARTNERSHIP, a Tennessee general partnership (the "Grantor"), by these presents hereby quitclaims to 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. (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by an authorized representative of Grantor this 31st day of July, 2008.

GRANTOR:

LLLLC GENERAL PARTNERSHIP,
a Tennessee general partnership

By: _____
Harry S. Lawrence, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

_____
Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

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

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

_____
Notary Public
My Commission Expires: 3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, the undersigned, 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), and who, upon oath, acknowledged himself to be a General Partner of LLLLC General Partnership, a Tennessee general partnership, the within named bargainor, and he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as a General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 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

EXHIBIT A

DESCRIPTION OF PROPERTY

Tract 1:

Being a tract of land lying in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, also being Lot Numbers 42, 43, 44 and the southerly 40 feet of Lot Number 41 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606-609, at the Register's Office for Davidson County, Tennessee, and being more particularly described based upon a survey prepared by Initial Point Land Surveying, Inc., Kevin Morehead, TN RLS No. 2315, dated November 7, 2007, last revised July 24, 2008, as follows:

BEGINNING at an existing iron rod at the intersection of the northerly right-of-way line of Jefferson Street, width varies, and the easterly right-of-way line of Fourth Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of Jefferson Street with the easterly right-of-way line of Fourth Avenue North, North 27 Deg 17 Min 33 Sec West, 243.48 feet to an iron rod set at a corner common with the property of Constance Lee Hill, as of record in Deed Book 11209, Page 618, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fourth Avenue North with the southerly property line of Constance Lee Hill, North 63 Deg 08 Min 45 Sec East, 176.58 feet to an iron rod set in the westerly right-of-way line of Alley Number 201, 15 feet in width;

Thence with the westerly right-of-way line of Alley Number 201, South 27 Deg 33 Min 21 Sec East, 292.65 feet to an existing railroad spike in the northerly right-of-way line of said Jefferson Street;

Thence leaving the westerly right-of-way line of Alley Number 201 with the northerly right-of-way line of Jefferson Street, South 73 Deg 17 Min 33 Sec West, 160.86 feet to an iron rod set;

Thence North 70 Deg 38 Min 54 Sec West, 28.84 feet to the POINT OF BEGINNING.

Being the same property conveyed to LLLLC General Partnership, as of record in Instrument Number 20061128-0146349 and Instrument Number 20061128-0146350, Register's Office for Davidson County, Tennessee.

Tract Two:

Being a tract of land lying in the 19th Councilmanic district of Nashville, Davidson County, Tennessee, also being Lot Numbers 1 and 2 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606-609, at the Register's Office for Davidson County, Tennessee, and being more particularly described based upon a survey prepared by Initial Point Land Surveying, Inc., Kevin Morehead, TN RLS No. 2315, dated November 7, 2007, last revised July 24, 2008, as follows:

BEGINNING at an existing railroad spike at the intersection of the northerly right-of-way line of Jefferson Street, width varies, and the easterly right-of-way line of Alley Number 201, width varies;

Thence leaving the northerly right-of-way line of Jefferson Street with the easterly right-of-way line of Alley Number 201, North 27 Deg 00 Min 54 Sec West, 57.26 feet to an existing iron rod;

Thence continuing with the easterly right-of-way line of Alley Number 201 and with the southerly

property line of the property of Frank B. Allen, as of record in Deed Book 7009, Page 304, at the Register's Office for Davidson County, Tennessee, North 62 Deg 52 Min 18 Sec East, 102.41 feet to an existing iron rod at a corner common with the property of Wayne and Vicki L. Woelk, as of record in Instrument Number 2011214-0138442, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Wayne and Vicki Woelk, South 26 Deg 54 Min 31 Sec East, 76.08 feet to an existing railroad spike in the northerly right-of-way line of said Jefferson Street;

Thence with the northerly right-of-way line of Jefferson Street, South 73 Deg 17 Min 33 Sec West, 103.94 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Metropolitan Development and Housing Agency, by Special Warranty Deed of Record in Instrument No. 20180801007 9487, Register's Office of Davidson County, Tennessee.