BILL GARRETT, Davidson County
Trans:T20100010294 DEEDWARRSP
Recvd: 02/22/10 10:20 6 pgs
Fees:32.00 Taxes:0.00
20100222-0013199

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Metropolitan Development	Same	Map and Parcel:
And Housing Agency		093-10-194.00
701 South Sixth Street		093-10-178.01
Nashville, Tennessee 37206		093-10-190.00
		093-10-193.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROCKETOWN OF MIDDLE TENNESSEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tennessee Code Annotated § 13-20-101, *et seq.*, its successors and assigns, ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor.

Whenever used, the singular 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 19th day of February, 2010

Rocketown of Middle Tennessee

By: _____
ReGina F. Newkirk, Executive Director

By: _____
Bart Liddle, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, a Notary Public in and for said County and State, ReGina F. Newkirk, to me known, or proved to me on the basis of satisfactory evidence, to be the Executive Director of Rocketown of Middle Tennessee, the within named bargainor, a corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation company by herself as Executive Director.

Witness my hand, at office, this 19th day of February, 2010.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Theresa Hostetler
Notary Public
My Commission Expires: 11-7-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, a Notary Public in and for said County and State, Bart Liddle, to me known, or proved to me on the basis of satisfactory evidence, to be the President of Rocketown of Middle Tennessee, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation company by himself as President.

Witness my hand, at office, this 19th day of February, 2010.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Theresa Hostetler
Notary Public
My Commission Expires: 11-7-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Affiant

Subscribed and sworn to before me,
this 19th day of February, 2010.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/8/2013

EXHIBIT A
PROPERTY DESCRIPTION

TRACT NO. I:
Land in Davidson County, Tennessee, being the rear or Westerly 26 feet of Lot Nos. 5 and 6 in the Subdivision of Lot No. 49 in Southfield, a Plan of the original Lots known as Southfield is of record in Book "N," Page 459, Register's Office for Davidson County, Tennessee, the plan of said Subdivision is not of record. Said Westerly part of Lot Nos. 5 and 6 fronts 26 feet on the Southerly side of Shirley Street and runs back between parallel lines with the Easterly margin of the first alley West of High Street or 6th Avenue South 80 feet to the Northerly line of Lot No. 7 on the Plan of said Subdivision.

Being: Map 093-10, Parcel 194.00; .03 acre, Shirley Street

TRACT NO. II:
Land in Davidson County, Tennessee, being part of Lot No. 50 on the Plan of Southfield, as of record in Book "N," Page 459, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southeasterly margin of Shirley, formerly Franklin Street, 117 feet Northeasterly from the Southeast corner of 7th Avenue South and said Shirley Street; thence, with the Southeasterly margin of said Shirley Street Northeastwardly 39 feet to an alley; thence, with the Southwesterly margin of said alley Southeastwardly 117 feet; thence, Northwestwardly 39 feet; thence, Northwestwardly 117 feet to the Beginning.

Being: Map 093-10, Parcel 178.01; .09 acre, Shirley Street

TRACT NO. III
Tract A:
Land in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N," Page 459, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of 6th Avenue South, formerly High Street, at the Southeast corner of the property conveyed to W. H. Tune and Earl Pond, Jr., by Deed from Alfred Hirschberg and wife, of record in Book 1878, Page 137, said Register's Office; thence, with said Tune and Pond's Southerly line, Westwardly 157-1/2 feet, more or less, to the Easterly margin of an alley; thence, with same Southwardly 30 feet to the Northwest corner of the property conveyed to the City of Nashville, by Deed from Tennessee Utilities Corporation, of record in Book 1133, Page 8, said Register's Office; thence, with City of Nashville's Northerly line, Eastwardly 157-1/2 feet, more or less, to the Westerly margin of 6th Avenue South; thence, with same, Northwardly 30 feet to the Beginning.

Tract B:
Land in Davidson County, Tennessee being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N,", Page 459, Register's Office for Davidson County, Tennessee, being the

Southerly 20-1/2 feet of Lot No. 9 and the Northerly 9-1/2 feet of Lot No. 10 on the unrecorded Subdivision of said Lot No. 49, described as follows:

Beginning on the Westerly margin of 6th Avenue South, formerly High Street, at the Southeast corner of the property conveyed to Mrs. Josephine Turner, by Deed from John Henry Howington and wife, of record in Book 628, Page 123, said Register's Office; thence, with Turner's Southerly line Westwardly 157-1/2 feet, more or less, to the Easterly margin of an alley; thence, with said alley Southwardly 30 feet; thence, Eastwardly 157-1/2 feet, more or less, to the Westerly margin of 6th Avenue South; thence, with said Avenue Northwardly 30 feet to the Beginning.

Tract C:
Land in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, being the Southerly 10-1/2 feet of Lot No. 8 and the Northerly 19-1/2 feet of Lot No. 9 on the unrecorded Subdivision of said Lot No. 49, described as follows:

Beginning on the Westerly margin of 6th Avenue South, formerly High Street, at the Northeast corner of the property conveyed to W. H. Tune, et al, by Deed from Alfred Hirshberg and wife, of record in Book 1878, Page 137, said Register's Office; thence, with Tune's Northerly line Westwardly 157-1/2 feet, more or less, to the Easterly margin of an alley; thence, with said alley Northwardly 30 feet; thence, Eastwardly 157-1/2 feet, more or less, to the Westerly margin of 6th Avenue South; thence, with said Avenue Southwardly 30 feet to the Beginning.

Being: Map 093-10, Parcel 190.00; .26 acre, 413 6th Avenue South

TRACT IV:
Land in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N," Page 459, Register's Office for Davidson County, Tennessee, and being known as Lot No. 7 and parts of Lot Nos. 5, 6 and 8 on the unrecorded Subdivision of Lot No. 49, described as follows:

Beginning at the Southwest intersection of Sixth Avenue South and Shirley Street; thence, with the Westerly margin of 6th Avenue South, Southerly 149.5 feet to the Southeast corner of Lot No. 8; thence, with the South line of Lot No. 8, Westerly 157.7 feet, more or less, to the Easterly margin of an alley; thence, with margin of alley Northerly 69.5 feet to a point; thence, Easterly direction 26 feet to a point; thence, in a Northerly direction 80 feet to the South margin of Shirley Street; thence, Easterly 131.5 feet to the point of Beginning.

Being: Map 093-10, Parcel 193.00; .40 acre, 401 6th Avenue South

Being the same property conveyed to Rocketown of Middle Tennessee by Special Warranty Deed of record in Instrument No. 20031020-0154670 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

2. All matters as shown on the plat of record in Plat Book N, Page 459, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants running with the Land of The Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project of record in Book 7423, Page 374; Book 8421, Page 587 and Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee; as amended by Ordinance No. 093-774; Ordinance No. 097-755, (Book 10512, Page 464); Ordinance No. 098-1187; Ordinance No. BL2002-1033, (Instrument No. 20020626-007695) and Instrument No. 20050124-008719.