Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY 701 South Sixth Street Nashville, Tennessee 37206	Map 93-7, Parcel 54.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM)
1600 Division Street, Suite 700, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100066253 DEEDWARRSP
Recvd: 10/19/10 14:27 4 pgs
Fees:22.00 Taxes:0.00
20101019-0083718

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation created pursuant to Tenn. Code. Ann. § 7-67-101, *et seq.* (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to the 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, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances"):

This is improved property located in Nashville, Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $ EXEMPT.

Affiant

Subscribed and sworn to before me this 14 day of October, 2010.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 7-3-12

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the 19th day of October, 2010.

GRANTOR:

THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: J.D. Elliott
Name: J.D. Elliott
Title: Chair

ATTEST: Cathy Bender-Jackson
Cathy Bender, Secretary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, J.D. Elliott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chair of THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation created pursuant to Tenn. Code. Ann. § 7-84-101, *et seq.*, the within named bargainor, and that he as such Chair, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by himself as such officer.

Witness my hand and seal at office this 18th day of October, 2010.

JOYCE A. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joyce A. Douglas
Notary Public

My Commission Expires: My Commission Expires SEPT. 3, 2012

EXHIBIT A

Description of Property

BEING LOT 14B AS SHOWN ON THE UNIFIED PLAT OF SUBDIVISION OF LOTS 6, 13 AND 14 OF THE PHASE TWO SUBDIVISION PLAT, TENNESSEE NFL STADIUM, EAST BANK REDEVELOPMENT PLAN, ORDINANCE NO. O96-163, OF RECORD AS INSTRUMENT NO. 20100929-0077565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SUBJECT PROPERTY IS ENCUMBERED BY A 25' RAILROAD EASEMENT ON THE NORTH PROPERTY LINE AS OF RECORD IN DEED BOOK 11756, PAGE 902-R.O.D.C., TN.

BEING A PORTION OF THE PROPERTY CONVEYED TO THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY WARRANTY DEED OF RECORD IN BOOK 11634, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2010 and subsequent years prior to their becoming delinquent.

2. Matters shown on the Plan of record as Instrument No. 20100929-0077565, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 10078, page 364 and Book 10169, page 1, amended in Book 11625, page 241, said Register's Office.

4. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

6. Rights reserved in Metro Council Bill 85-852, said Register's Office.

7. Railroad Easement Agreement of record in Book 11756, page 902, said Register's Office.

8. Declaration of Use Restriction of record in Book 11634, page 290, said Register's Office, and any modification thereto.