This instrument was prepared by:
J. Bryan Echols, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100080962 DEEDQC
Recvd: 12/23/10 13:55 5 pgs
Fees:27.00 Taxes:0.00
20101223-0102261

QUITCLAIM DEED

FROM: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantor

TO: NASHVILLE URBAN PARTNERS 2010, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nashville Urban Partners 2010, LLC 138 Second Avenue North, Suite 300 Nashville, Tennessee 37201	Same	09313008600 and 09313008700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

By Echols
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of ~~November,~~ December 2010.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
COMMISSION EXPIRES: MAY 8, 2012

Melinda Gray
Notary Public
My Commission Expires: 05/08/12

WHEREAS, the Arts Center Redevelopment Plan (the "Redevelopment Plan"), has been adopted pursuant to Ordinance No. 098-1188 as amended by Ordinance Nos. 099-1767 and BL 2002-1063 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee (collectively, the "Metropolitan Ordinance"); and

WHEREAS, Grantor (as defined below) owns certain real property located within the geographic area of the Arts Center Redevelopment District, as described in the Redevelopment Plan (the "Redevelopment Area"), including without limitation the Property (as defined below); and

WHEREAS, pursuant to the Redevelopment Plan and Sections 13-20-202, 13-20-204 and 13-20-209 of the Tenn. Code Ann., as amended to date, Grantor is authorized to sell the Property for development purposes.

NOW THEREFORE, FOR AND IN CONSIDERATION OF Ten and no/100 dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 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. ("Grantor"), does quitclaim unto NASHVILLE URBAN PARTNERS 2010, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1206 Pine Street and 311 - 12th Avenue South, Nashville, Tennessee 37203.

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

By acceptance of this Quitclaim Deed, Grantee, for itself, its successors and assigns, covenants that Grantee shall not discriminate upon the basis of race, color, creed, sex or national

origin in the sale, lease or rental of the Property, on in the use or occupancy of the Property or any improvements erected or to be erected thereon. All successors in interest to Grantee shall be bound by these covenants, all of which shall run with the land.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that things necessary to constitute this Quitclaim Deed as a valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with the Metropolitan Ordinance, the Redevelopment Plan, the Act and other applicable law.

This instrument has been prepared based on information provided by Grantor and Grantee.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 22nd day of December, 2010.

GRANTOR:

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: _____

Print Name: Phil Ryan

Title: Executive Director

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Before me, Juanita Spurlock, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director (or other officer authorized to execute the instrument) of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee, the within name bargainor, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by himself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of December, 2010.

Juanita Spurlock
Notary Public
My Commission Expires Nov. 7, 2011

JUANITA SPURLOCK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lots 342, 343, 344 and Lot 345 on the Map of McNairy's West Nashville Plan of Lots, as of record in Plan Book 1, Page 15, of the Chancery Court at Nashville, Tennessee, and Alley Number 232, 9 feet in width, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the westerly right-of-way line of 12th Avenue South, width varies, and the northerly right-of-way line of Pine Street, width varies;

Thence leaving the westerly right-of-way line of 12th Avenue South with the northerly right-of-way line of Pine Street, South 63 Deg 15 Min 01 Sec West, 123.75 feet to an iron rod set;

Thence South 26 Deg 50 Min 14 Sec East, 2.29 feet to an iron rod set;

Thence South 62 Deg 51 Min 03 Sec West, 50.00 feet to an iron rod set at a corner common with the property of Mark C. Carver, Trustee, as of record in Instrument Number 20000822-0083154, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Pine Street with the easterly property line of Mark C. Carver, Trustee, North 26 Deg 50 Min 14 Sec West, 175.00 feet to an iron rod set in the southerly right-of-way line of Alley Number 233, 15 feet in width;

Thence with the southerly right-of-way line of Alley Number 233, North 62 Deg 51 Min 03 Sec East, 188.78 feet to an iron rod set in the westerly right-of-way line of said 12th Avenue South;

Thence leaving the southerly right-of-way line of Alley Number 233 with the westerly right-of-way line of 12th Avenue South, South 26 Deg 50 Min 14 Sec East, 158.65 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 23.58 feet, the radius of which is 15.00 feet, the central angle of which is 90 Deg 05 Min 15 Sec, the chord of which is South 18 Deg 12 Min 23 Sec West, 21.23 feet to the POINT OF BEGINNING.

Containing 32,736 Square Feet (0.752 Acres more or less).

Being Alley Number 232 and the same property conveyed to Ash-McNeil Welding Supply Company, as of record in Deed Book 4367, Page 293, at the Register's Office for Davidson County, Tennessee.

The description of the Property was obtained from a survey dated July 26, 2007, prepared by L. Kevin Morehead, License No. 2315.

Being the same property conveyed to Metropolitan Development and Housing Agency by that Warranty Deed of record as Instrument 20101223010 2260, Register's Office for Davidson County, Tennessee.