BILL GARRETT, Davidson County
Trans:T20110007293 DEEDWARRSP
Recvd: 02/03/11 15:57 4 pgs
Fees:22.00 Taxes:0.00
20110203-0009862

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: AKAL GROUP, INC., a Tennessee corporation, Grantor

Map-Parcel Numbers:
071-11-0-016.00

To: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a Tennessee public body corporate and politic, organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Grantee

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Address New Owner(s):
Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, TN 37206

Name and Address of Entity Responsible for Payment of Real Property Taxes:
Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, TN 37206

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).

JUANITA SPURLOCK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of February, 2011.

Juanita Spurlock
Notary Public

My Commission Expires: My Commission Expires NOV. 7, 2011

FOR AND IN CONSIDERATION OF the sum of Four Hundred Ninety-Five Thousand and No/100 Dollars ($495,000.00), the receipt and sufficiency of which are hereby acknowledged, AKAL GROUP INC., an Arkansas corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a Tennessee public body corporate and politic, organized under the Tennessee

Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 1503 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 2 day of February, 2011.

AKAL GROUP, INC., a Tennessee corporation

By: Michael Ferguson

Michael Ferguson
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Decatur)

Before me, Sharon K. Pratt, a Notary Public of said County and State, personally appeared Michael Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of AKAL GROUP, INC., the within named bargainor, a Tennessee corporation, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as an Authorized Representative.

Witness my hand and seal, at Office in Parsons, Tennessee, this 2nd day of February, 2011.

Sharon K. Pratt

Notary Public

My Commission Expires: February 17, 2014

SHARON K. PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the Tony Ray Clouse Property of record in Deed Book 11494, page 796, R.O.D.C., TN; bounded on the east by the westerly margin of Luton Street; bounded on the south by the northerly margin of Gatewood Avenue; bounded on the west by the easterly margin of Dickerson Pike and being more particularly described as follows:

Beginning at an existing iron pin found, said iron pin being in the westerly margin of Luton Street, said pin being the southeast corner of the Tony Ray Clouse Property of record in Deed Book 11494, page 796, R.O.D.C., TN and being the northeast corner of the tract herein described;

Thence, with the westerly margin of Luton Street, South 2° 59' 42" West, 213.05 feet to an iron pin set in the northerly margin of Gatewood Avenue;

Thence, with said margin of Gatewood Avenue, North 86° 30' 00" West, 426.97 feet to an existing railroad spike found in the easterly margin of Dickerson Pike;

Thence, with the easterly margin of Dickerson Pike and a curve to the left, said curve having a central angle of 4° 27' 13", a radius of 3034.74 feet, a length of 235.89 feet and a chord bearing and distance of North 9° 37' 03" East, 235.83 feet to an iron pin found;

Thence, leaving said margin of a common line with the Tony Ray Clouse Property of record in Deed Book 11494, page 796, R.O.D.C., TN South 83° 25' 49" East, 400.53 feet to the point of beginning.

Containing, 92,283 square feet or 2.12 acres, more or less.

Being the same property conveyed to AKAL GROUP, INC., by deed from BLC REAL ESTATE, LLC, of record as Instrument No. 20041101-0130575, dated October 15, 2004, Register's Office for Davidson County, Tennessee.

The description of the Property was obtained from a survey dated January 4, 2011, prepared by Brian A. McCain of Thornton & Associates, Inc., License No. 2256, whose address is 1205 South Graycroft Avenue, Madison, Tennessee 37115.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 7-11/16.00. Not yet due and payable.

2. The following matters shown on the plat of survey by Brian A. McCain, Tenn. RLS No. 2256, with Thornton & Associates, Inc., dated January 4, 2011, Job No. 10-1419-01:

   (a) 57' minimum building setback line along West property line

   40' minimum building setback line along South and East property line

   (b) Overhead power line running generally North and South in the western portion of property

   Additional overhead power line in Southwest corner

   (c) Waterbox in southwest portion of property

   (d) Underground gas pipe line located on the subject property

   Underground gas pipe line sign located in the Northwest portion of property