This Instrument Was Prepared By:
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Butler, Snow, O'Mara, Stevens & Cannada, PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20120091690 DEEDWARRSP
Recvd: 12/03/12 09:13 4 pgs
Fees:22.00 Taxes:0.00
20121203-0110467

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Electric Power Board Metropolitan Government of Nashville and Davidson County 1214 Church Street Nashville, TN 37246	New Owner	Map: 93-10 Parcels: 190, 193

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, 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.*, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, acting by and through its Electric Power Board, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is unimproved property known as 401 and 413 6th Avenue South, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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 21ST day of ~~August~~ NOVEMBER, 2012.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and 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.

BY: _____
Print Name: Phil Ryan
Title: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PHIL RYAN 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 of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a public body and 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, and that he as such EXECUTIVE DIRECTOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as EXECUTIVE DIRECTOR.

Witness my hand and seal, at office in Nashville, Tennessee, this 21ST day of ~~August~~ NOVEMBER, 2012.

_____
Notary Public
My Commission Expires: June 21, 2016

CJ POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

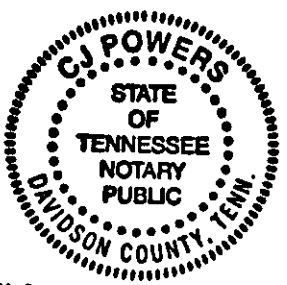
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 21ST day of ~~August~~ November, 2012.

Notary Public
My Commission Expires: June 21, 2016



My Commission Expires JUNE 21, 2016

ButlerSnow 10618106v1

LEGAL DESCRIPTION

TRACT 1:

Being parcel of land situated in the 6th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee. Being generally located to the south of Korean Veterans Boulevard (KVB), west of 6th Avenue South, north of Peabody Street, and east of Alley No. 145. Being a portion of Lot 1 in the Subdivision of NES Peabody Substation to be recorded, also being a portion of Lot 49 in the Plan of Southfield Plan Deed Book N, Page 459, R.O.D.C. and the Subdivision of Lot 49 on the Plan of Southfield, said subdivision not of record. Being more particularly described as follows:

BEGINNING, in the westerly right-of-way of 6th Avenue South at the common corner of Lot 1 and Lot 2 in the Subdivision of NES Peabody Substation to be recorded, being South S 27° 18' 17" E, 40.16 feet from the southwest quadrant of the intersection of the rights-of-ways of Korean Veterans Boulevard (KVB) and said 6th Avenue South; THENCE, with said westerly right-of-way of 6th Avenue South S 27° 18' 17" E, 90.50 feet to the northerly line of City of Nashville (Metro Government NES Power Board) Property of record in Deed Book 1133, Page 8, R.O.D.C.; THENCE, with the northerly line of said City of Nashville S 62° 42' 55" W, 157.50 feet to the westerly right-of-way of said Alley No. 145; THENCE, with said Alley No. 145, N 27° 18' 17" W, 90.50 feet to the southwest corner of said Lot 2; THENCE, with said Lot 2, N 62° 42' 55" E, 157.50 feet to the POINT OF BEGINNING; Containing 14,254 Square Feet or 0.327 Acres, more or less.

TRACT 2:

Being parcel of land situated in the 6th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee. Being generally located to the south of Korean Veterans Boulevard (KVB), west of 6th Avenue South, north of Peabody Street, and east of Alley No. 145. Being Lot 2 in the Subdivision of NES Peabody Substation to be recorded, also being a portion of Lot 49 in the Plan of Southfield Plan Deed Book N, Page 459, R.O.D.C. and the Subdivision of Lot 49 on the Plan of Southfield, said subdivision not of record. Being more particularly described as follows:

BEGINNING at the southwest quadrant of the intersection of the rights-of-ways of Korean Veterans Boulevard (KVB) and 6th Avenue South, also being the northeast corner of Lot 2 in the Subdivision of NES Peabody Substation to be recorded; THENCE, with the westerly right-of-way of said 6th Avenue South S 27° 18' 17" E, 40.16 feet to the northeast corner of Lot 1 in the Subdivision of NES Peabody Substation to be recorded; THENCE, with north line of said Lot 1, S 62° 42' 55" W, 157.50 feet to the easterly right-of-way of said Alley No. 145; THENCE, with said Alley No. 145, N 27° 18' 17" W, 29.43 feet to the southerly right-of-way of said Korean Veterans Boulevard (KVB); THENCE, with said Korean Veterans Boulevard (KVB) N 58° 49' 10" E, 157.86 feet to the POINT OF BEGINNING; Containing 5,480 Square Feet or 0.126 Acres, more or less.

Being part of the property conveyed to Metropolitan Development and Housing Agency by deed from Rocketown of Middle Tennessee of record in Instrument No. 201002220013199, Register's Office for Davidson County, Tennessee.