Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Davidson County DEEDQC Recvd: 12/19/13 13:56 7 pgs Fees:37.00 Taxes:0.00 **20131219-0128373** Metropolitan Government of Nashville and Davidson County 1 Public Square, Suite 106 Nashville, Tennessee 37201	08213028100, 08213028900, 08213028800, 08213028500, 08213028400, 08213036700, 08213028300 08213027900, 08213027800, 08213027700, 08213027600, 08213028000, 08213027500, 08213027400, 08213027300, 08213026900, and 08213026600	Exempt
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Boulevard, 22nd Floor, Nashville, Tennessee 37243		

QUITCLAIM 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 STATE OF TENNESSEE** ("Grantor"), hereby sells, assigns, and quitclaims to **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), Grantee's successors and assigns, the real property described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by reference (the "Property").

Grantee accepts the Property AS-IS, WHERE-IS, WITH ALL FAULTS. Grantor shall have no liability to Grantee or to any person claiming by or through Grantee relating in any way to current or future environmental conditions on the Property. Grantee shall be solely responsible for any costs whatsoever relating to any current or future environmental condition on the Property.

Grantor and Grantee agree that Grantee intends to convey the Property to Embrey Partners, Ltd. or an affiliate thereof ("Embrey") pursuant to a Agreement of Purchase and Sale between Grantee and Embrey dated on or around December 16, 2013 whereby Grantee has agreed to sell the Property to Embrey and Embrey has agreed to purchase the Property from Grantee (the "Agreement of Purchase and Sale"). In the event of the termination of the Agreement of Purchase and Sale according to its terms, Grantee covenants that Grantor shall have the right to repurchase the Property for $5,401,000.00. Such right may be exercised by delivery of written notice to Grantee within five years after the termination of the Agreement of Purchase and Sale. If, however, the Property is sold to Embrey pursuant to the Agreement of Purchase and Sale, then the foregoing covenant shall expire and be of no further force or effect upon the conveyance of the Property to Embrey pursuant to the Agreement of Purchase and Sale.

This is ***unimproved*** property bounded by Jefferson Street, Jackson Street, 5th Avenue North and 4th Avenue North.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is –Exempt–.

Heather K. Grierson
Affiant

Subscribed and sworn to before me this 19th day of December, 2013.

Notary Public
My Commission Expires:

My Commission Expires NOV. 2, 2014

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of December, 2013.

GRANTOR: The State of Tennessee

By:
Robert E. Oglesby, Commissioner of the
Department of General Services

APPROVED:

Robert E. Cooper, Jr. Attorney General

Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 16th day of December, 2013.

Notary Public

My Commission Expires:

My Commission Expires

Exhibit A

Property Description

A tract of land in the 19th District, Davidson County, Tennessee. Tract being Lots 1 through 42 of the Plan of C. F. Hausers Plan as recorded in Plat Book 628, Page 628, Registers Office Davidson County Tennessee, part of Lot 47, Belch and Whiteside's Addition Book 57, Page 7, RODC, Alley Number 204 and Jackson Court. Tract being bounded on the north by the southern Right of Way (ROW) of Jefferson Street, on the East by the western ROW of 4th Avenue North, on the south by the northern ROW of Jackson Street and on the west by the eastern ROW of 5th Avenue North. Tract being described as follows:

POINT OF BEGINNING being a point at the northwestern intersection of ROW of said 4th Avenue North and Jackson Street; thence along the northern ROW of said Jackson Street South 62°39'41" West 362.05 feet to a point on the eastern ROW of said 5th Avenue North; thence along said eastern ROW North 27°22'01" West 472.30 feet to a point; thence on a curve to the right having a central angle of an angle of 98°26'27", a radius of 25.00 feet, a length of 42.95 feet, a tangent of 28.98 feet, and having a chord bearing and distance of North 21°51'13" East 37.86 feet to a point on the southern ROW of said Jefferson Street; thence along said southern ROW North 71°04'26" East 39.66 feet to a point; thence North 72°07'43" East 85.27 feet to a point; thence North 27°22'01" West 2.32 feet to a point; thence North 74°24'46" East 194.68 feet to a point; thence on a curve to the right having a central angle of an angle of 78°16'46", a radius of 25.00 feet, a length of 34.16 feet, a tangent of 20.35 feet, and having a chord bearing and distance of South 66°26'50" East 31.56 feet to a point on the western ROW of said 4th Avenue North; thence along said western ROW South 27°18'27" East 415.40 feet to the point of beginning.

Tract contains 170,386 square feet or 3.91 acres.

Being the same property conveyed to the State of Tennessee by Instrument No. 20091223-0116898, 20070720-0086379 and 20090619-0057456, in the Register's Office for Davidson County, Tennessee.

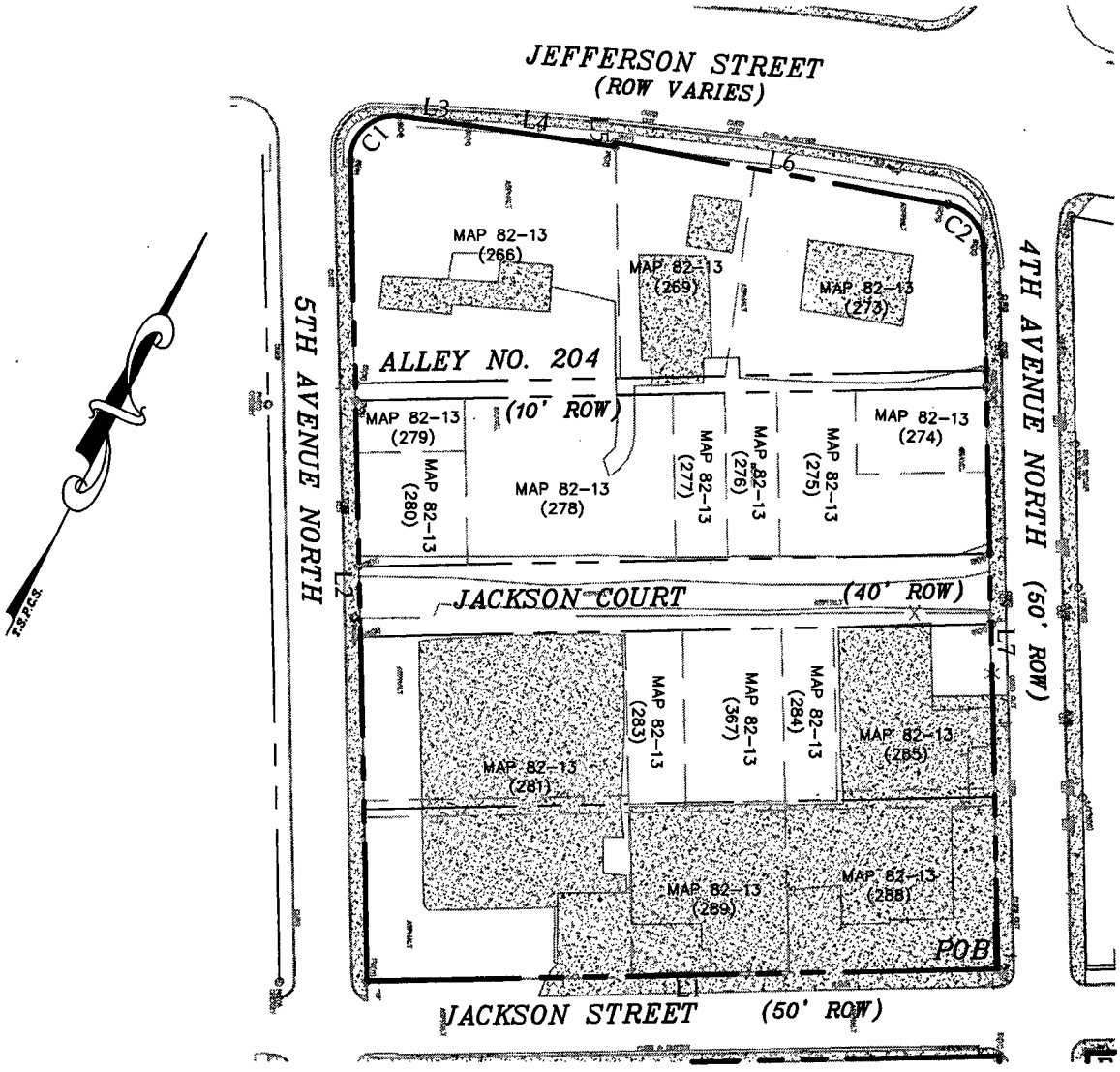
Bearings based on Tennessee State Plane Coordinate System. Descriptions based on a survey known as Project 20130943 dated November 1, 2013 prepared by Littlejohn Engineering Associates, 1935 21st Avenue South, Nashville, Tennessee 37212.

Exhibit B
Survey

See attached

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.



LITTLEJOHN ENGINEERING ASSOCIATES

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
SULPHUR DELL DEVELOPMENT PARCEL

SHEET 1 OF 2

Title:
PROPERTY EXHIBIT
SCALE: 1"=100'

Proj. # 20130943

Date: 11/1/13

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LINE TABLE		
LINE	LENGTH	BEARING
L1	362.05'	S62°39'41"W
L2	472.30'	N27°22'01"W
L3	39.66'	N71°04'26"E
L4	85.27'	N72°07'43"E
L5	2.32'	N27°22'01"W
L6	194.68'	N74°24'46"E
L7	415.40'	S27°18'27"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	42.95'	25.00'	98°26'27"	28.98'	37.86'	N21°51'13"E
C2	34.16'	25.00'	78°16'46"	20.35'	31.56'	S66°26'50"E

MAP	PARCEL	OWNER	BOOK/PAGE-I.N.	PLAT BOOK	LOT NO.
82-13	266	STATE OF TENNESSEE	I.N. 200912230116898	PBK. 17, PG. 628	2-6
82-13	269	STATE OF TENNESSEE	I.N. 200707200086379	PBK 17, PG. 628	1 & P/O 49
82-13	273	STATE OF TENNNESEE	I.N. 200702020014002	MB. D, PG. 734	P/O 49
82-13	274	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	P/O 16-18
82-13	275	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	P/O 15-18
82-13	276	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	14
82-13	277	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	13
82-13	278	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	9-12
82-13	279	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	P/O 7 & 8
82-13	280	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	P/O 7 & 8
82-13	281	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	26-35
82-13	283	STATE OF TENNNESEE	I.N. 200906190057456	PBK. 17, PG. 628	P/O 24 & 25
82-13	284	STATE OF TENNNESEE	I.N. 200906190057456	PBK. 17, PG. 628	22
82-13	285	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	19-21
82-13	288	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	39-42
82-13	289	STATE OF TENNNESEE	I.N. 200707200086379	PBK. 17, PG. 628	36-38
82-13	367	STATE OF TENNNESEE	I.N. 200906190057456	PBK. 17, PG. 628	23 P/O 24

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Project:
SULPHUR DELL DEVELOPMENT PARCEL

SHEET 2 OF 2

Title:
PROPERTY EXHIBIT
SCALE: 1"=100'

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Date: 11/1/13

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True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

