

This instrument prepared by:

Waller Lansden Dortch & Davis, LLP
Morgan W. Jones, Esq.
511 Union Street, Suite 2700
Nashville, Tennessee 37219-1760

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
The Metropolitan Government of Nashville and Davison County Metropolitan Courthouse One Public Square, Suite 106 Nashville, TN 37201	Exempt	Part of 082-13-0-326 and 327

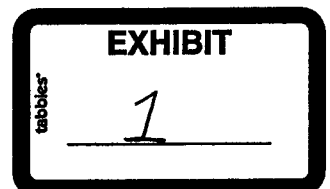
Conveyance to the Metropolitan Government of Nashville and Davidson County - EXEMPT from Tennessee Transfer Tax

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, MFP REAL ESTATE LLC, a Delaware limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("Grantee"), its successors and assigns, all Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described on Exhibit "A", attached hereto and incorporated herein by reference, together with any and all other right, title and interest which Grantor may have in Lot 1 as shown on the Subdivision Plat of Sulphur Dell, of record as Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

This is partially improved property on Jackson Street and Fourth Avenue North, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[Signature Page Follows]



IN WITNESS WHEREOF, undersigned has hereunto set its hand on this the _____ day of _____, 2014.

GRANTOR:

MFP Real Estate LLC,
a Delaware limited liability company

By _____
Name: _____
Title: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, 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 the _____ of MFP REAL ESTATE LLC, the within named bargainor, a Delaware limited liability company, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as _____.

Witness my hand and seal, at office in _____, _____,
this the _____ day of _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

Property Description

Tract I

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 1 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;

Commencing at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the southerly right-of-way line of Jackson Street, South 62 deg 39 min 41 sec West, 100.00 feet to a point, being the point of beginning, also being a corner common with Lots 1 and 2 of said plat;

Thence leaving the southerly right-of-way line of Jackson Street with the westerly property line of Lot 2, South 27 deg 05 min 18 sec East, 197.83 feet to a point;

Thence with a line through Lot 1, South 62 deg 11 min 44 sec West, 50.99 feet to a point;

Thence North 27 deg 24 min 26 sec West, 75.00 feet to a point;

Thence South 63 deg 23 min 57 sec West, 150.00 feet to a point;

Thence North 27 deg 21 min 12 sec West, 121.30 to a point on the southerly right-of-way line of Jackson Street;

Thence with the southerly right-of-way line of Jackson Street, North 62 deg 39 min 41 sec East, 201.64 feet to the point of beginning, containing 28,539 square feet (0.66 acres more or less).

Being part of the same property conveyed to MFP Real Estate, LLC., as of record in Deed Instrument No. 201312310131013, at the Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 1 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;

Commencing at the intersection of the easterly right-of-way line of 4th Avenue North and the southerly right-of-way line of Jackson Street;

Thence leaving the southerly right-of-way line of Jackson Street with the easterly right-of-way line of 4th Avenue North, South 27 deg 21 min 12 sec East, 562.24 feet to a point being the point of beginning;

Thence leaving the easterly right-of-way line of 4th Avenue North with a line through Lot 1 along a curve to the left with an arc length of 172.33 feet, the radius of which is 530.34 feet, the central angle of which is 18 deg 37 min 03 sec to a point on the northerly property line of Lot 3;

Thence with the northerly property line of Lot 3 along a curve to the right with an arc length of 182.18 feet, the radius of which is 722.36 feet, the central angle of which is 14 deg 26 min 59 sec to an existing iron rod on the easterly right-of-way line of 4th Avenue North;

Thence with the easterly right-of-way line of 4th Avenue North North 27 deg 21 min 12 sec East, 68.78 feet to the point of beginning, containing 5,704 square feet (0.13 acres more or less).

Being part of the same property conveyed to MFP Real Estate, as of record in Deed Instrument No. 201312230128976, at the Register's Office for Davidson County, Tennessee.

This instrument prepared by:

Waller Lansden Dortch & Davis, LLP
Morgan W. Jones, Esq.
511 Union Street, Suite 2700
Nashville, Tennessee 37219-1760

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
MFP Real Estate LLC 150 East 42 nd Street New York, NY 10017	Same	Part of 082-13-0-321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is \$874,223.79.

Affiant

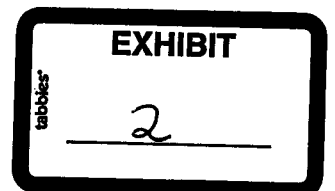
Subscribed and sworn to before me, this the _____ day of _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("Grantor"), by these presents, does hereby quitclaim and convey to MFP REAL ESTATE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described on Exhibit "A", attached hereto and incorporated herein by reference, together with any and all other right, title and interest which Grantor may have in Lots 2 and 3 as shown on the Subdivision Plat of Sulphur Dell, of record as Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

This is unimproved property on Third Avenue North, Nashville, Tennessee.



Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, undersigned has hereunto set its hand on this the _____ day of _____, 2014.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Director of Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, 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 the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainer, and that he as such Director of Public Property being authorized so to do, executed the within instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee.

Witness my hand and seal, at office this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT "A"

Property Description

Tract I

Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 2 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;
Commencing at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;
Thence leaving the southerly right-of-way line of Jackson Street with the westerly right-of-way line of 3rd Avenue North, South 27 deg 05 min 18 sec East, 197.83 feet to a point, being the point of beginning;
Thence South 27 deg 05 min 18 sec East, 195.76 feet to an existing iron rod at a corner common with Lot 1 of said plat;
Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of Lot 1, South 62 deg 32 min 39 sec West, 100.00 feet to an existing iron rod;
Thence North 27 deg 05 min 18 sec West, 195.15 feet to a point;
Thence with a line through Lot said Lot 2, North 62 deg 11 min 44 sec East, 100.01 feet to the point of beginning, containing 19,546 square feet (0.45 acres more or less).

Being part of the same property conveyed to Metro Government, as of record in Deed Instrument No. 201312200128866, at the Register's Office for Davidson County, Tennessee.

Tract II

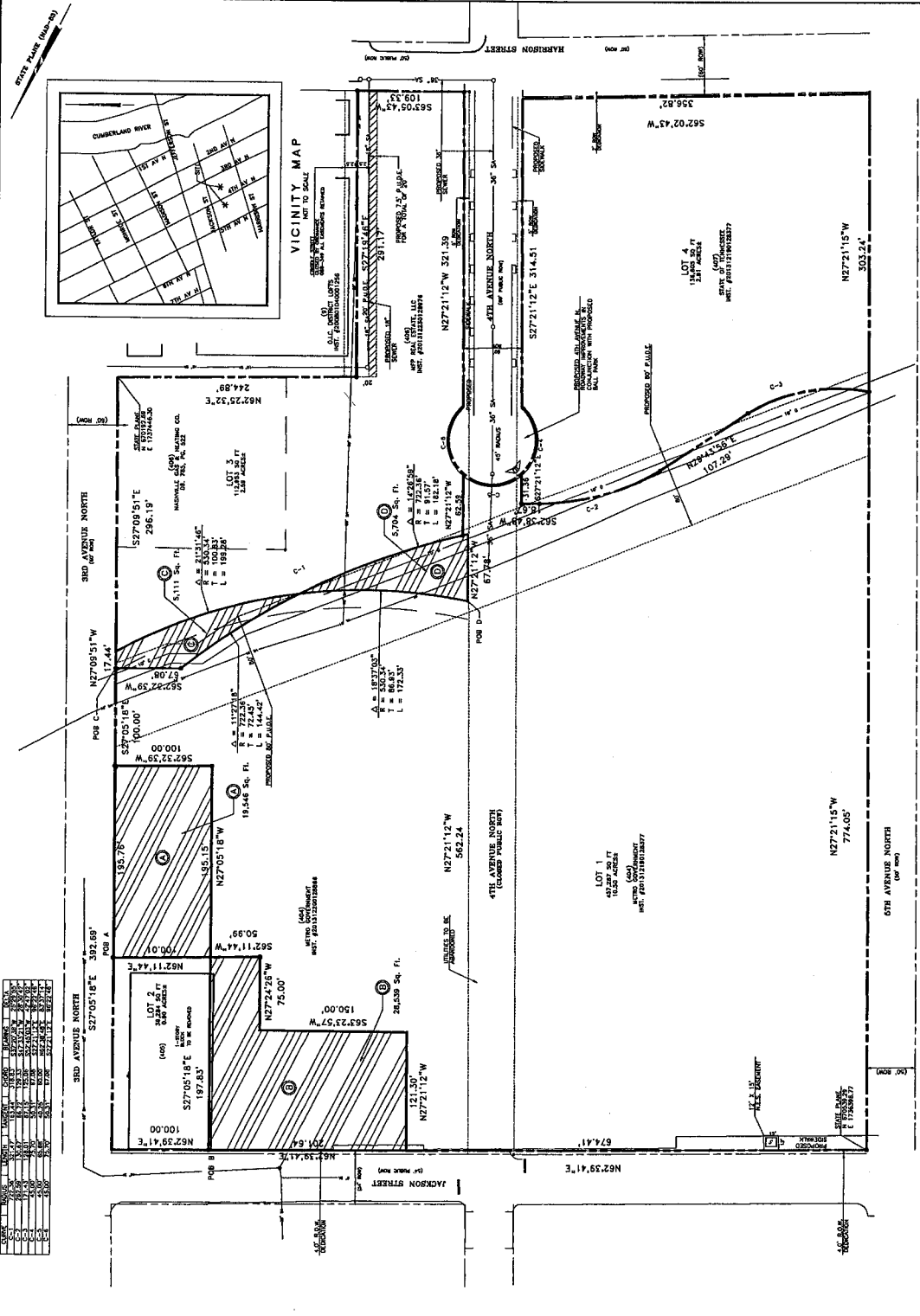
Being a tract of land lying in Davidson County, Tennessee, also being part of Lot 3 on the Plat of Sulphur Dell Ballpark, plat pending, and being more particularly described as follows;
Commencing at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;
Thence leaving the southerly right-of-way line of Jackson Street with the westerly right-of-way line of 3rd Avenue North, South 27 deg 05 min 18 sec East, 492.69 feet to an existing iron rod at a corner common with Lots 1 and 3 of said plat and being the point of beginning;
Thence South 27 deg 09 min 51 sec East, 17.44 feet to a point;
Thence leaving the westerly right-of-way line of 3rd Avenue North with a line through Lot 3 along a curve to the right with an arc length of 199.28, the radius of which is 530.34 feet, the central angle of which is 21 deg 31 min 46 sec, to a point on the southerly property line of Lot 1;
Thence with the southerly property line of Lot 1 along a curve to the left with an arc length of 144.42 feet, the radius of which is 722.36 feet, the central angle of which is 11 deg 27 min 18 sec, to an existing iron rod;
Thence North 62 deg 32 min 39 sec East, 67.08 to the point of beginning, containing 5,111 square feet (0.12 acres more or less).

Being part of the same property conveyed to Metro Government, as of record in Deed Instrument No. 201312200128866, at the Register's Office for Davidson County, Tennessee.

NOTES

- 1) THE SURVEYOR HAS NOT PERSONALLY VISITED THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HERE AND/OR HAS PREPARED THIS INSTRUMENT IN RELIANCE UPON THE GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL THE UTILITIES WHICH ARE KNOWN TO THE SURVEYOR. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS INSTRUMENT ARE COMPLETELY ACCURATE IN LOCATION, DEPTH OR CHARACTERISTICS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DESIGN OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS INSTRUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DESIGN OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS INSTRUMENT.
- 2) PARCEL NUMBERS SHOWN THIS () REFER TO TAX MAP 82-13.
- 3) THIS INSTRUMENT IS A REVISION OF RECORD AND DOES NOT REFLECT ANY CHANGES TO THE RECORD AND DOES NOT SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE.
- 4) ALL DIMENSIONS WERE MEASURED WITH G.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

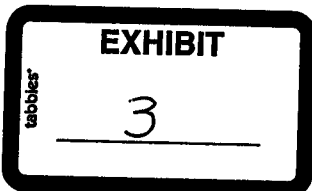
DATE	BY	REVISION	DESCRIPTION
08/24/14	CHERRY LAND SURVEYING, INC.	1	INITIAL SURVEY
08/24/14	CHERRY LAND SURVEYING, INC.	2	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	3	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	4	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	5	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	6	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	7	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	8	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	9	REVISION
08/24/14	CHERRY LAND SURVEYING, INC.	10	REVISION



LEGEND

--- 1" = 50' (AS SHOWN)
 --- 1" = 100' (AS SHOWN)
 --- 1" = 200' (AS SHOWN)
 --- 1" = 500' (AS SHOWN)
 --- 1" = 1000' (AS SHOWN)
 --- 1" = 2000' (AS SHOWN)
 --- 1" = 5000' (AS SHOWN)
 --- 1" = 10000' (AS SHOWN)
 --- 1" = 20000' (AS SHOWN)
 --- 1" = 50000' (AS SHOWN)
 --- 1" = 100000' (AS SHOWN)

PROPERTY LAND SWAP EXHIBIT
OF
NASHVILLE BALLPARK DEVELOPMENT
NASHVILLE SULPHUR DELL
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1" = 50' - DATE: SEPTEMBER 24, 2014
 GRAPHIC SCALE - 1" = 50'
 JOB# 13185H MHC



CHERRY LAND SURVEYING, INC.
 622 WEST IRIS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615) 289-3972 FAX: (615) 289-9345
 E-MAIL: cherry@concast.net