

RESOLUTION NO. 25148

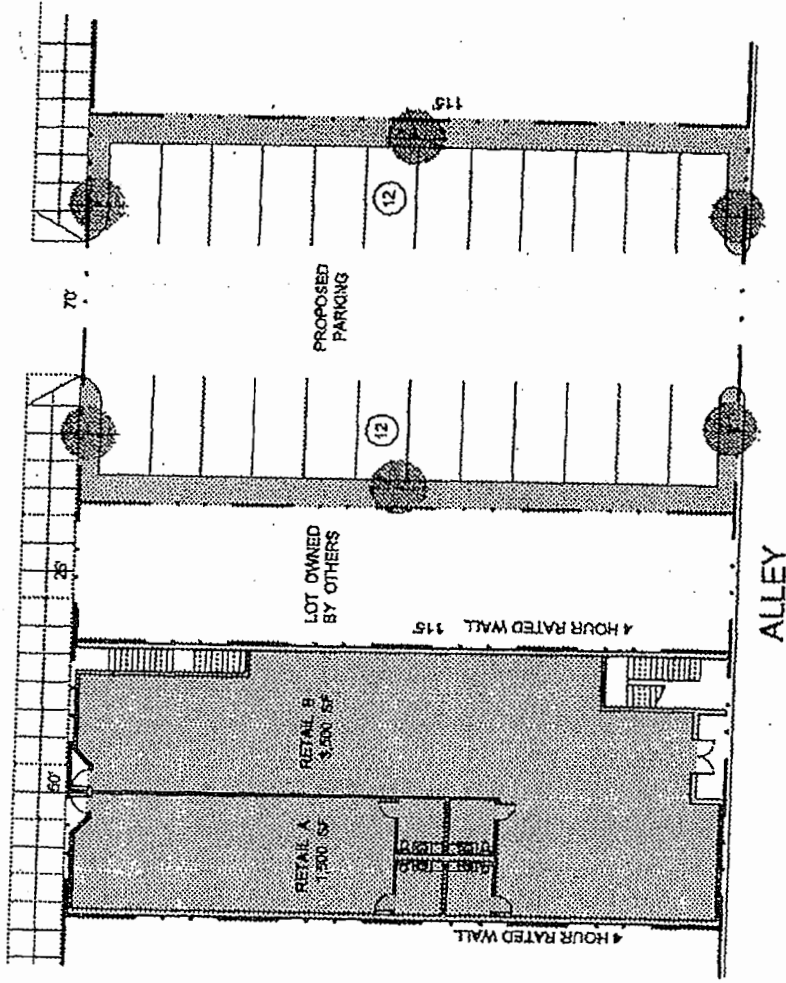
A RESOLUTION AUTHORIZING THE GENERAL SERVICES DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO FACILITATE THE REMOVAL OF THE DEED RESTRICTION THAT CONSTRUCTION BY RENAISSANCE VENTURES, LLC MUST COMMENCE WITHIN TWELVE (12) MONTHS FROM DATE OF DEED AND BE COMPLETED WITHIN THIRTY-SIX (36) MONTHS FOR PROPERTY LOCATED IN THE 500 BLOCK OF EAST M. L. KING BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP, DRAWINGS AND DEED ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the General Services Director be and is hereby authorized to execute any and all documents necessary to facilitate the removal of the deed restriction that construction by Renaissance Ventures, LLC must commence within twelve (12) months from date of deed and be completed within thirty-six (36) months for real property located in the 500 block of East M. L. King Boulevard, Tax Map No. 145E-F-005, as shown on the map, drawings, and deed attached hereto and made a part hereof by reference.

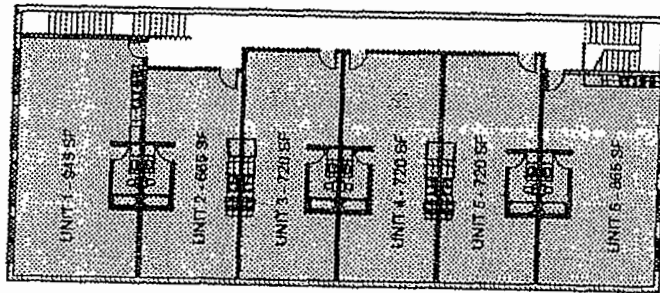
ADOPTED June 12, 2007.

/vlm

EAST M.L. KING BOULEVARD



2nd FLOOR PLAN
1" = 20'



RENAISSANCEVENTURES, LLC

12.07.04

UNIVERSITY

UNIVERSITY

M. L. King

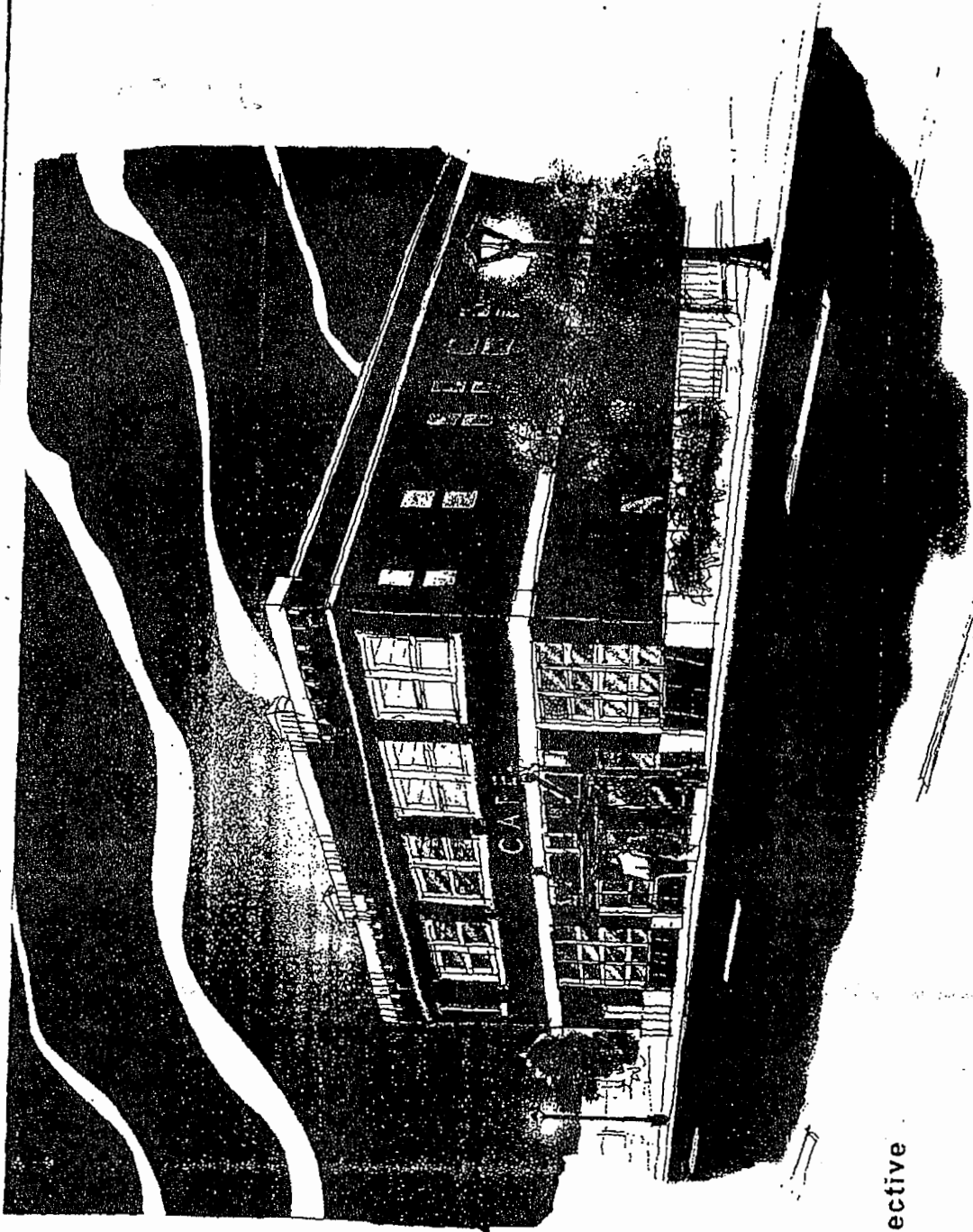
CHATT CITY OF
145E F 005
50 X 115

M. L. King

Whole Note
Restaurant and Lounge

DOUGLAS

DOUGLAS



Perspective

RENAISSANCE VENTURES, LLC

ART

03.16.01

File

File First Title #05-5058

Instrument: 2005080200323
 Book and Page: G1 7625 546
 Conveyance Tax \$185.00
 Deed Recording Fe \$15.00
 Data Processing F \$2.00
 Probate Fee \$1.00
 Total Fees: \$203.00
 User: DSKELETON
 Date: 02-AUG-2005
 Time: 03:17:12 P
 Contact: Pam Hurst, Register
 Hamilton County Tennessee

COHIII/bjh/05/20050585

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Renaissance Ventures, LLC 1615 Cowart St - Suite 107 Chatt TN 37408	SAME
TAX MAP AND PARCEL NO.: 145E-F-005	

WARRANTY DEED WITH THE POSSIBILITY OF REVERTER

1083

NOW THEREFORE FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee**, (the "Grantor") does hereby sell, transfer and convey unto the **RENAISSANCE VENTURES, LLC, a Tennessee limited liability corporation** (the "Grantee"), the following described property in Hamilton County, Tennessee:

37170

LOCATED IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 Lot Thirteen (13), Block Nineteen (19), Parks & E. C. Foster's Subdivision of Griffin's Addition as shown by plat of Parks Foster's, recorded in Deed Book Z, Book 1, Page 1, in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot fronts Fifty (50) feet on the south side of East Ninth Street and extends back southwardly, between parallel lines, a distance of One Hundred Thirty-five (135) feet, more or less, to the north line of an alley. Excepting that part of said property conveyed by the Hamilton National Bank, Agent, to the City of Chattanooga for the purpose of widening East Ninth Street, as shown in Deed Book 780, Page 454, in the Register's Office of Hamilton County, Tennessee.

For prior title see Deed recorded in Book 5687, Page 338, in the Register's Office of Hamilton County, Tennessee.

3298

SUBJECT TO any governmental zoning and subdivision ordinances in effect thereon.

THE ABOVE DESCRIBED PROPERTY IS ALSO SUBJECT TO THE FOLLOWING:

Grantee will be responsible for taxes assessed for 2005.

If the Grantee herein or its successors and assigns fail to commence construction of a commercial or residential structure on the above described property within twelve (12) months of the date of execution of this document and if construction is not fully completed within Thirty-six (36) months of the date of execution of this document, the above described property shall revert back to the Grantor herein or its successors and assigns at no cost to the Grantor herein or its successors and assigns.

TO HAVE AND TO HOLD the same unto the said **RENAISSANCE VENTURES, LLC, a Tennessee limited liability corporation**, in fee simple with the possibility of reverter. The City of Chattanooga covenants that it is lawfully seized and possessed of said real estate, has full power and authority to sell, transfer, and convey the same; that title thereto is clear, free and unencumbered, except as hereinabove mentioned, and it will forever warrant and defend the same against all lawful claims.

AND for a sufficient consideration, I, **CLAUDE RAMSEY, MAYOR**, Hamilton County, a political subdivision for the State of Tennessee, do hereby join in this instrument for the purpose of conveying any right, title and interest in and to the reverter interest retained in the Deed recorded in Book 5687, Page 338 in the Register's Office of Hamilton County, Tennessee.

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IN WITNESS WHEREOF, the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, has caused these presents to be executed by DAISY W. MADISON, City Finance Officer and HARVEY WEBB, Director, Real Estate, and its corporate seal hereto affixed to be effective as of this 11th day of July, 2005.

CITY OF CHATTANOOGA,
A municipal corporation of the State of Tennessee

Daisy W. Madison
By: DAISY W. MADISON,
City Finance Officer

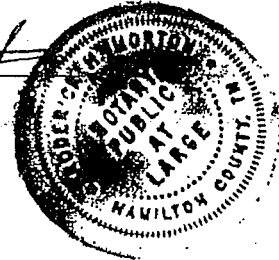
Harvey Webb
By: HARVEY WEBB,
Director, Real Estate

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 11th day of July, 2005, before me personally appeared DAISY W. MADISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a City Finance Officer of the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, the within named bargainer, and that she as such City Finance Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, by herself as such City Finance Officer.

Rodrick H. Morton
NOTARY PUBLIC

My Commission Expires: January 10, 2007



STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 11 day of July, 2005, before me personally appeared HARVEY WEBB, 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, Real Estate of the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, the within named bargainer, and that he as such Director, Real Estate, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, by himself as such Director, Real Estate.

Rodrick H. Morton
NOTARY PUBLIC

My Commission Expires: January 10, 2007

