BK 3769

LAKEVIEW DR. PUMP. STA. - BLDG. & LAND

WARRANTY DEED

In consideration of and pursuant to resolution No. 63-176 of the Metropolitan Government of Nashville and Davidson County and a Chancery Court decree in the case of City of Nashville vs. Nashville Suburban Utility District et al. entered in Minute Book 190 page 190, recorded in Book 3707 page 531 Register's Office Davidson County, the Nashville Suburban Utility District has bargained and sold, and by these presents does transfer and convey unto the Metropolitan Government of Nashville and Davidson County its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a brick building, approximately 10 feet square, and located approximately 80 feet south of Overton Lea Road and 25 feet east of Lakeview Drive, on Lot No. 1, of Block "A", Fifth Addition of Lealand Manor.

The building herein conveyed was erected to house a supplemental or boosting pumping station and is to be used by the Grantee, its successors or assigns, for that purpose only.

The Grantee covenants and agrees that no new building, additions to or alterations of the building, and no structure or sign of any kind, shall or will be constructed or erected above the building or structure now standing and herein conveyed, and that no new building or structure which may be constructed or erected in place of the building or structure now on said land shall exceed the height of more than twelve (12) feet or the width and length of ten (10) feet, each.

No sign or signs shall be erected on the said property.

The Grantee covenants and agrees that the building will be kept in good repair at the expense of the Grantee, its successors and assigns; that the Grantee will plant and landscape the premises about the said building, not to extend beyond that area within fifteen (15) feet of the walls of said building, and will maintain such planting and landscaping, all in keeping with the standards of the immediate neighborhood; and that the Grantee will maintain and furnish the usual and customary water service through all mains connected with or supplied by the said pump house. This property is conveyed subject to the condition and restrictions noted in the conveyance of said property to the Nashville Suburban Utility District from F.N. McNeill, Jr., recorded in Book 2333 page 267 Register's Office of Davidson County.

Being all of the property conveyed to the Nashville Suburban Utility District by deed from F.N. McNeill, Jr., in Book 2333 page 267.

To Have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to The Metropolitan Government of Nashville and Davidson County, its successors and assigns, forever. And it does covenant with the said Metropolitan Government of Nashville and Davidson County it is lawfully seized and possessed of said land in fee simple; and has a good right to convey it, and the same is unencumbered except as aforesaid.

PG 631