BOOK 3927 PAGE 843

THIS INSTRUMENT PREPARED BY: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

WARRANTY DEED

Address New Owner as Follows:

Nashville Electric Serv.
1214 Church Street
Nashville, Tennessee

Send Tax Bills To:

Nashville Electric Service
1214 Church Street
Nashville, Tennessee

Map-Parcel No.

MAP 149-3
PAR 49
MS

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 ($3,250.00) DOLLARS, cash in hand paid by the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, the receipt of which is hereby acknowledged,

E. A. S. DEVELOPERS, INC., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 397 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, pages 15 and 16, Register's Office for said County.

Said Lot No. 397 fronts 89.01 feet on the northwesterly side of Edge-O-Lake Drive and runs back between lines 237.97 feet on the northeasterly side and 195.68 feet on the southwesterly side to a line in the rear, measuring 68.35 feet thereon.

Being part of the same property conveyed to E. A. S. Developers, Inc., by deed from Nigeria Christian Schools Foundation, Inc., of record in Book 3906, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Owner's Certificate, a 30 foot minimum building setback line from Edge-O-Lake Drive and a 10 foot easement for public utility purposes along the westerly and northeasterly line of said lot, and an easement for overhang crossing the front portion of the lot, as shown on Plan of record in Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee.



The above property is unimproved. This property known as Edge-O-Lake Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, its successors and assigns, forever.

And it does covenant with the said Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except by Owner's Certificate, building set back line, and easements as hereinabove set forth, subject to which this conveyance is executed, and taxes for the year 1965 which are not yet due and payable and taxes assumed by the Grantee.

And E. A. S. Developers, Inc., a Tennessee corporation, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, its successors and assigns, against the lawful claims of all persons whomsoever.

EXECUTED at Nashville, Tennessee, this 23rd day of August, 1965, the corporate party, having caused its name to be signed hereto by its duly authorized officers.

E. A. S. DEVELOPERS, INC.

BY: Houston T. Ezell
HOUSTON T. EZELL, PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lewis D. Pride, a Notary Public of the State and County aforesaid, Houston T. Ezell, with whom I am ~~personally~~ acquainted, and who, upon oath, acknowledged himself to be President of E. A. S. Developers, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of August, 1965.

Lewis D. Pride
NOTARY PUBLIC

My commission expires:

5/8/67

BOOK 3927 PAGE 846

94741

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 2 21 PM '65

NOTED [illegible] PAGE 312
RECORDING FEE $ 2.00

DEP. REG. [illegible]

NO STATE TAX DUE

AUG 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

To: [illegible]
[illegible]
[illegible]
[illegible]

To } D E E D

E. A. S. Developers, Inc.

Electric Power Board
Metropolitan Government of
Nashville and Davidson
County, Tennessee