This instrument prepared by:
LAW OFFICES
BAILEY, EWING, DALE & CONNER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

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WARRANTY DEED

Map 93-5
Par. 123

FROM: HAROLD U. BUCHI, et als.

TO: THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, acting by and through THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
1214 Church Street Nashville, Tennessee 37203	S A M E	

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is

$180,000.00

Affiant

Subscribed and sworn to before me, this the 23 day of December, 1968.

My Commission Expires:
12-15-69

Notary Public

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND DOLLARS ($180,000.00), paid in cash to the undersigned, by the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, and hereinafter referred to as "GRANTEE", receipt of which is hereby acknowledged, we, Harold U. Buchi, E. Clark Buchi, Jane Buchi Connelly, and Third National Bank in Nashville, a National Banking corporation of Nashville, Tennessee, acting in its capacity as the duly appointed, acting, and qualified Conservator of the estate of Ernest U. Buchi, and hereinafter collectively referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, its successors and assigns, forever in fee simple, two tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I: Being Lots Nos. 98 and 99, and the northerly 60 feet of Lot No. 100, on the Plan of Hynes Addition to Nashville, as of record in Minute Book "B", Page 85, and Plan Book 1, Page 21, of the Chancery Court of Nashville. Said Lots Nos. 98, 99 and part of Lot No.100, front together 200 feet on the easterly side of 12th Avenue, North, formerly Knowles Street and run back between parallel lines, with the southerly margin of Hynes Street, 158 feet to an alley. The above described tract of land is a part of the property which was conveyed to E. U. Buchi, Ernest R. Buchi, and Harold U. Buchi, partners, d/b/a Buchi Realty Company, by deed of Buchi Plumbing Company, a partnership, of record in Book 2283, Page 603, Register's Office for said County.

TRACT II: All that portion of City Alley No. 240, situate in the City of Nashville, Davidson County, Tennessee, and described as follows: Fronting 20 feet on the southerly side of Hynes Street and extending southerly between parallel lines, 200 feet, more or less, to the southeasterly corner of the Buchi property, and being the same property which

was conveyed to Ernest U. Buchi, Harold U. Buchi and Ernest R. Buchi, by quit claim deed of the City of Nashville, of record in Book 2649, Page 188, Register's Office for said County.

By deed of record in Book 4256, Page 859, Register's Office for Davidson County, Tennessee, Ernest R. Buchi conveyed to E. Clark Buchi and Jane Buchi Connelly, the entire undivided interest of the said Ernest R. Buchi, in the tracts of land as described above.

This is improved property.

By acceptance of this conveyance, GRANTEE expressly agrees:

1. GRANTORS, and their tenants, shall have the right to retain possession of the said property through and including December 11, 1969, free of rent, but any maintenance or repairs required on said property shall be the sole responsibility, and at the sole cost, of GRANTORS:

2. GRANTORS' tenant, Buchi Plumbing Company, shall have the right to dismantle and remove from the premises, on or before December 11, 1969, any and all fixtures and equipment now installed in the building on said premises, including, without limitation, plumbing, heating, electrical, and sprinkler equipment.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estates, titles and interests thereto belonging, to the said GRANTEE, its successors and assigns, forever.

And we, the said GRANTORS, covenant with the said GRANTEE that we are lawfully seized and possessed of the said lands in fee simple, have a good right to convey them, and that the same are unencumbered, except for taxes for the year 1968, which GRANTORS expressly assume and agree to pay prior to delinquency thereof.

And we, the said GRANTORS, further covenant and bind our respective heirs, representatives, successors and assigns, to warrant and forever defend the title, to the said TRACT I as described above, to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever; and, with respect to TRACT II, we, the said GRANTORS, further covenant and bind our respective heirs, representatives, successors and assigns, to warrant and forever defend the title to the said TRACT II, as described above, to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under, GRANTORS, but no further or otherwise.

NOTWITHSTANDING anything in the foregoing to the contrary, it is expressly understood and agreed that Third National Bank in Nashville, in executing this conveyance, does so only in its capacity as Conservator of the estate of Ernest U. Buchi, and insofar as it, as such Conservator, is authorized so to do, but no further or otherwise. Third National Bank in Nashville represents and warrants that its joinder in the execution of this conveyance was expressly authorized by a decree entered of record in Minute Book 206, Page 251, in the Probate Court of Davidson County, Tennessee.

IN WITNESS WHEREOF, the individual GRANTORS have executed this instrument, and Third National Bank in Nashville, as Conservator of the estate of Ernest U. Buchi, has caused the same to be executed by its authorized officers, on this the 11th day of December, 1968.

HAROLD U. BUCHI

E. CLARK BUCHI

JANE BUCHI CONNELLY

THIRD NATIONAL BANK IN NASHVILLE, CONSERVATOR OF THE ESTATE OF ERNEST U. BUCHI

BY:

ATTEST:

STATE OF TENNESSEE:

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COUNTY OF DAVIDSON:

Personally appeared before me, Lizelle P. Sutton, a Notary Public in and for said County and State, the within named Harold U. Buchi, E. Clark Buchi and Jane Buchi Connelly, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of December, 1968.

Lizelle P. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES:

April 21 1970

A 24800

IDENTIF. REFERENCE

DEC 23 12 16 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared [illegible] and [illegible], with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the [illegible] and [illegible] of Third National Bank in Nashville, the within named bargainor, a corporation, and that they as such [illegible] and [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the said [illegible], as such [illegible] and attesting the same by the said [illegible], as such [illegible].

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of December, 1968.

Harold W. Taylor
Notary Public

My comm. expires:

My Commission Expires March 1972