Peter Mikita and wife, Earline Project 67-R-40, Tracts 1,2,4,4A

WARRANTY DEED

BOOK 4452 PAGE 852

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	(NAME)	34-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 106
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-Three Thousand and Fifty and NO/100 ($23,050.00)---------- *DOLLARS*

OCT 16 MISC A* 7.50 * 7.50

We, Peter Mikita and wife, Earline Pullum Mikita

have bargained and sold, and by these presents do transfer and convey unto the said Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Easements in the 11th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, at or near Edgefield Junction and described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project 67-R-40, a copy of which is hereby attached and made a part of this instrument.

TRACT NO. 1 - Slope Easement
A strip or tract of land lying parallel to and being 10 feet wide along the West margin of the land conveyed to Davidson County, Tennessee, by Rubin L. Pullum, as of record in Book 3226, page 139, Register's Office for said County.

TRACT NO. 2 -
BEGINNING at a point where the East margin of the land conveyed by Rubin L. Pullum to Davidson County, Tennessee, as of record in Book 3226, page 139, Register's Office for said Government intersects the centerline of Dry Creek; thence downstream 220 feet, more or less, as the Creek meanders to the Southwest corner of a tract of land conveyed to Hoover Company, Inc., of record in Book 4326, page 737, said Register's Office; thence North 20° 10' West 459 feet with their Western boundary line of the Hoover land, to a point on the South margin of the Edenwold Road Ramp; thence West with a curve, said curve having a radius of 408.10 feet, 51 feet, more or less to a point; thence South 77° 14' West 50.6 feet to a point; thence with a curve to the South, said curve having a radius of 25 feet, 39.27 feet to a point; thence South 12° 46' East 472 feet, more or less, to a point in the center of Dry Creek. Being the point of beginning and containing 1.56 acres, more or less.

TRACT NO. 4 - Slope Easement
A strip or tract of land lying parallel to and being 12 feet wide along the

(continued on back side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the _____ day of _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

North margin of the Edenwold Road Ramp and being 5 feet wide along the East margin of Myatt Drive, of the land conveyed to Davidson County, Tennessee, by Rubin L. Pullum, as of record in Book 3226, page 139, said Register's Office.

TRACT NO. 4-A - Slope Easement
A strip or tract of land lying parallel to and being 5 feet wide, along the West margin of the property conveyed to Davidson County, Tennessee, by deed from Peter Mikita and wife, Earline Pullum Mikita, in Book 3221, page 563, said Register's Office.

The land upon which said slopes are to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not damage, destroy or weaken the support of said road after it is constructed or interfere with the drainage or maintenance of same. This easement shall terminate upon the grading of the said easement area to the plane of the Highway or at such time as any other construction is performed which would eliminate the need for the said easement.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 & Davidson County, Tennessee, its representatives ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Metropolitan Government of Nashville & Davidson County *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Peter Mikita and wife, Earline Pullum Mikita *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Metropolitan Government of Nashville & Davidson County, Tennessee, its ~~heirs~~ representatives *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peter Mikitka
Peter Mikitka

Earline Pullum Mikitka
Earline Pullum Mikitka

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58+50 MYATT DR.
= 0+00 EDENWOLD RD. RAMP

PETER MIKITKA ET UX (1)

EXISTING & PROPOSED R.O.W.

N 81°W.

N 69°46' E

N 19°20' W

DAVIDSON COUNTY

DAVIDSON COUNTY BOARD OF EDUCATION (3)

DAVIDSON COUNTY

N 9°-11'-40"W

55

60

90°

N 80°48'20" E

62+00.05 MYATT DR
= 2+00 EDENWOLD RD

L & N RAILROAD CO. (11)

PROP R.O.W. 220±

N 19°40' W

S 30°46' W 253

5+71.18 = 0+0

100'

100'

DRY CREEK
3'-x15'-CONC. BOX

472± FILL

EXISTING & PROPOSED R.O.W

PETER MIKITKA ET UX (2)

N 20°10' W 459' 479

PETER MIKITKA ET UX (4)

EXISTING & PROPOSED R.O.W.

PROP R.O.W.

HOOVER COMPANY INC. (5)

L & N R.R. R.O.W.

EXISTING EDENWOLD RD.

N 70°24'30" E

EDENWOLD COMMUNITY CHURCH (8)

N 71°20' E

EXISTING & PROP. R.O.W.

FIRST

GILLIAM (9)

C.L. CASTLEM (10)

N 20°W 468

	AREA TO BE ACQ'D ACRES	AREA REMAINING ACRES LEFT	AREA REMAINING ACRES RIGHT	TOTAL AREA ACRES	SLOPE EASEMENTS SQ. FT.
E					
3	0	3.60	—	3.60	2,740
3	0	—	1.56	1.56	3,710
-	0.51	0.16	0	0.67	320
	0	—	0.53	0.53	3,360
7	0.33	1.60	1.69	3.62	12,380

COUNTY OF DAVIDSON

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Personally appeared before me, L. D. Richards, *a Notary Public in and for said County and State, the within named* Peter Mikitka and wife, Earline Pullum Mikitka

*the bargainor*s, *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* 15th *day of* October, *19* 70.

L. D. Richards *Notary Public.*

Commission Expires April 24, 1974.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* .....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., *this* .....

day of ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., ***a Notary Public of the State and County aforesaid, personally appeared*** ....., ***with whom I am personally acquainted, and who, upon oath, acknowledged*** ***self to be*** ..... ***of the*** ....., ***the within named bargainor, a corporation,*** ....., ***being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by*** ***self as*** .....

Witness my hand and seal, at office in .....,
this ***day of*** ....., *19*.....

.....
Notary Public

Commission Expires .....

Map No. 1F. 1,2,4&4A

WARRANTY DEED

G-215098 FROM

Peter Mikita and wife,

Earline Pullum Mikita

TO

Metropolitan Government of Nashville & Davidson County, Tennessee

A 93364

IDENTIF. REFERENCE

OCT 16 12 27 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX