TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phil Stinson & Associates (NAME)	Same: Phil Stinson (NAME)	
221 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4978 PAGE 541 (STREET ADDRESS)	134-13
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	197

For and in consideration of the sum of Seven Thousand Two Hundred ($7,200.00)---------- DOLLARS

cash in hand paid by Phil Stinson & Associates

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 272 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee. Said Lot No. 272 fronts 70 feet on the southeasterly side of Largo Drive and extends back between parallel lines 140 feet to a deadline.

Being the same property as conveyed to the Electric Power Board of the City of Nashville by deed from Martin Zeitlin as of record in Book 3644, Page 416, R.O.D.C.

This property is encumbered with easements for public utilities, sewer easement across premises, 30-foot building setback line from Largo Drive and conditions of Owner's Certificate, as shown on plan of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee and also restrictive covenants contained in an instrument executed by Martin Zeitlin, Trustee, dated November 21, 1961, filed January 3, 1962, and recorded in Book 3316, Page 339, Register's Office for Davidson County, Tennessee, as amended by an instrument dated February 26, 1962, filed February 26, 1962, and recorded in Book 3343, Page 293, Register's Office for said County.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of December, 1975

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD

By: Milton E. Kirkpatrick
Chairman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Milton E. Kirkpatrick, Chairman of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, as such Chairman, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1975

Commission expires October 31, 1978 Notary Public Ronald Duane Cole

Prepared by: Harry Mittwede, Gen. Counsel, E.P.B. - 1214 Church St., Nash. 37246

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE

To

PHIL STINSON & ASSOCIATES

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

BOOK 4578 PAGE 542

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IDENTIF. REFERENCE

DEC 11 10 37 AH '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

8* 4.00 * 4.00

DEC 11 75 MISC

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