KEITH PERRYMAN

104-9
P/152
PW

WARRANTY DEED

Project:	County:	Tract:
QI-440-4(31)205	DAVIDSON	185-S

KNOW ALL MEN BY THESE PRESENTS, That I/we,

KEITH PERRYMAN, AN UNMARRIED MAN

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Transportation the land more particularly described as follows:

Being the remainder of Lots 58 and 60, Richland Realty Company's Division A, Block 3, of record in Subdivision Book 161, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the east margin of the Elmington Avenue relocation acquired previously from the tract of record in Book 4730, page 529, said Register's Office and the southeast margin of Richland Avenue; thence along the said southeast margin north 54 degrees 00 minutes 11 seconds east 23.8 feet to a point; thence south 36 degrees 39 minutes 40 seconds east 200 feet more or less to a point; thence south 53 degrees 09 minutes 12 seconds west 100 feet more or less to a point; thence north 33 degrees 45 minutes west 75.5 feet to a point in the said east margin of the Elmington Avenue relocation; thence along the said east margin along a curve right having a radius of 447.36 feet northwardly for a distance of 142.2 feet to the point of beginning and containing 15,000 square feet and being the property conveyed to Keith Perryman of record in Book 5016, page 865, Register's Office for Davidson County, Tennessee.

The above described property is hereby acquired for highway purposes, and the lien for property taxes against the same is to be removed as provided for in Section 67-404 Tennessee Code Annotated.

This property is unimproved and is located at 3521 Richland Avenue in Nashville, Tennessee.

This instrument was prepared by the State of Tennessee, Department of Transportation, Nashville, Tennessee.

The consideration mentioned herein includes payment for the property taken, also payment for incidental damages to the remainder compensable under eminent domain.

This conveyance is made in consideration of NINE THOUSAND NINE HUNDRED & FIFTY ($9,950.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee for the use and benefit of said Department of Transportation of the State of Tennessee. And I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself, my/ourselves, our heirs and representatives, to warrant and forever defend the title to said easement to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 9th day of September, 19 76.

Keith Perryman

Keith Perryman

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Keith Perryman

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 9th day of September, 19 76

My commission expires:
April 26, 1978

Notary Public

D 67228

IDENTIF. REFERENCE

SEP 9 3 53 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP-9% MISC B* 4.00 * 4.00

G-245374 SN

WARRANTY DEED

FROM

Keith Perryman

TO

STATE OF TENNESSEE

Filed for record this ..... day of

..... A.D., 19..., at

..... o'clock ..... minutes ..... M.

..... Register.

FILE TENNESSEE TITLE CO.