(This instrument prepared by Metro Legal Department) BOOK 5259 PAGE 604

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Metropolitan Government (NAME)	Same (NAME)	Map 127
Metro Courthouse Public Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Parcel 141
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Three Thousand Dollars and No/100---------- ($3,000.00) ---------- DOLLARS

MAR-6 78	MISC	B*	4.00	*	4.00
[illegible]	[illegible]	B*	[illegible]		
[illegible]	[illegible]	B*	[illegible]	*	[illegible]

We, James J. Madden Jr. and wife, Patricia M. Madden,

have bargained and sold, and by these presents do transfer and convey unto the said Metropolitan Government of Nashville and Davidson County, Tennessee

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 6 on the Plan of Huntwick Estates, Section 1, as of record in Book 4660 Page 64, Register's Office for Davidson County, Tennessee:

BEGINNING at a point in the northeasterly corner of the aforesaid lot; thence south 05° 33' 03" east 165.0 feet along the easterly line of said lot to a point, said point being northwardly 90.0 feet from the northerly margin of U.S. Highway 70; thence south 84° 26' 57" west 25 feet to a point; thence north 05° 33' 03" west, 165.0 feet to a point in the northerly boundary of said lot; thence north 84° 26' 57" east 25 feet along the northerly boundary of said lot to the point of beginning, containing 4,125 square feet. The above is hereby conveyed in fee simple.'

A permanent easement, hereinafter described, is conveyed for the purpose of construction of a septic tank and overflow fields for sewerage purposes until a sewer is available to serve the property lying adjacent to and east of Lot No. 6 as shown on the above mentioned subdivision plat, at which time, said easement will revert to the owner of said lot.

BEGINNING at a point in the southeasterly corner of said lot; thence south 84° 26' 57" west 176.46 feet along the present northerly margin of U.S. Highway No. 70, to a point in the southwesterly corner of the said lot; thence north 05° 33' 03" west, 115 feet along the westerly line of said lot to a point; thence north 84° 26' 57" east, 151.46 feet to a point; thence south 05° 33' 03" east 25 feet to a point; thence north 84° 26' 57" east, 25 feet to a point; thence south 05° 33' 03" east 90 feet to the point of beginning, containing 19,668 square feet. The Grantor reserves the right to use the easement for any purpose desired, provided that any usage by the undersigned or any of its successors and/or assigns will be subject to the approval of the Director of Public Property or such officials as may be performing a similar function for the municipal authorities and will in know way damage or interfere with the operation or maintenance of the septic tank and overflow fields.

Being part of the property conveyed to James J. Madden Jr. and wife, Patricia M. Madden the deed for which is of record in Book 5077, page 959, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 24th day of February, 19 78

James J. Madden Jr.

Patricia M. Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5259 PAGE 605

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James J. Madden Jr. and wife, Patricia M. Madden

the bargainor, 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 twenty-eighth day of February, 1978.

My commission expires June 12, 1980 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this day of , 19 .

My commission expires Notary Public

This instrument was prepared by:	
Name	Address

WARRANTY DEED

G-249975

FROM

James J. Madden Jr. and wife,
Patricia M. Madden

TO

Metropolitan Government of
Nashville and Davidson County,
Tennessee

E 5 3 4 7 7

IDENTIF. REFERENCE

MAR 6 3 32 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.