THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., ATTORNEY
14th Floor, Nashville City Bank
~~Building~~
Nashville, Tennessee 37201

(2)

BOOK 5341 PAGE 301

WARRANTY DEED

FROM: NEWMAN CHEEK

TO: MADISON SUBURBAN UTILITY DISTRICT
OF DAVIDSON COUNTY, TENNESSEE

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
MADISON SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE Madison, Tennessee 37115	SAME	Map No. 51 Parcel No. 156 Field Book No. 11D-68095

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND DOLLARS ($12,000.00), cash in hand paid by MADISON SUBURBAN UTILITY DISTRICT, receipt of which is hereby acknowledged, the undersigned NEWMAN CHEEK, hereinafter called "GRANTOR", has bargained and sold and by these presents does transfer and convey unto the said MADISON SUBURBAN UTILITY DISTRICT of Davidson County, Tennessee, a municipal corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the 11th Civil District of said County, and being part of a tract of land containing 20 acres, more or less, conveyed by Newman Cheek and wife to Lakewood Water Company, a corporation, by deed of record in Book 971, Page 247, R.O.D.C., Tennessee, and described as follows:

Beginning at a point between 1745 and 1800 feet from the center of the Gallatin Road at a cross on a rock mentioned in the third call in the deed from Newman Cheek and wife to Lakewood Water Company, of record as above set out; thence south 74° east 726-3/4 feet to the northwest corner of the Andrew Jackson Addition to Montague Park Subdivision, as of record in Book 547, Pages 83 and 84 of the Register's Office for said County; thence with the west line of said subdivision south 38-1/4° west 200 feet to a point; thence along a line extended in an easterly direction a distance of 650 feet, plus, to a point in a line at right angles with and 200 feet south of the point of beginning; thence north 16° east 200 feet to the point of beginning. Said tract contains 3.1 acres, more or less, and is rectangular in shape, measuring 200 feet on both its western and eastern boundaries, and 726-3/4 feet on its northern boundary and 650 feet, plus, on its southern boundary.

As stated, said tract is a part of the tract containing 20 acres, more or less, conveyed by Newman Cheek and wife to Lakewood Water Company, the grantor herein, by deed of record in Book 971, Page 247, R.O.D.C., Tennessee.

And being the same property conveyed by deed of the Lakewood Water Company to Newman Cheek dated the 29th day of June, 1939 and recorded in Book _____, Page _____, said Register's Office.

This property is unimproved and borders on the east on Indian Trail, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the described tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said MADISON SUBURBAN UTILITY DISTRICT of Davidson County, Tennessee, its successors and assigns forever.

And the GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1978 Metropolitan Nashville and Davidson County, Tennessee Property Taxes.

And the GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said MADISON SUBURBAN UTILITY DISTRICT of Davidson County, Tennessee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this Deed this 20th day of September, 1978.

NEWMAN CHEEK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Sims, a Notary Public in and for said County and State, the within named NEWMAN CHEEK, the bargainor, 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 20th day of Sept, 1978.

Nancy Sims
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires JULY 13, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00, IN MY OPINION.

H. F. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF September, 1978.

Billie Sabeer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-10-79

FELIX A. JOHNSON REGISTER DAVIDSON COUNTY, TENN.

SEP 22 10 20 AM '78

IDENTIF. REFERENCE

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SEP 22 78	CONV	12,000.00			
SEP 22 78 S'TAX			B*	31.20	
SEP 22 78 PR'FEE			B*	.50	
SEP 22 78	W'DEED		B*	4.00	* 35.70