ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. James R. Lankford (NAME)	Mr. & Mrs. James R. Lankford (NAME)	Map 116-5
865 Bellevue Rd., Apt. N-5 (STREET ADDRESS OR ROUTE NUMBER)	4958 Edmondson Pike, A-3 (STREET ADDRESS)	Parcel 22
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	

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WARRANTY DEED

For and in consideration of the sum of THIRTEEN THOUSAND AND NO/100 ($13,000.00) ---------- DOLLARS

Cash in hand paid by JAMES R. LANKFORD AND WIFE, DOROTHY P. LANKFORD, the receipt of which is hereby acknowledged,

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, acting by and through the ELECTRIC POWER BOARD

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. LANKFORD AND WIFE, DOROTHY P. LANKFORD

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

Lot No. 336-A on the Plan of Hillwood Estates, Section 12, of record in Book 2663, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 336-A fronts 130 feet on the southerly side of Davidson Road and extends back 365 feet on the easterly line and 324.8 feet on the westerly line, to a line in the rear measuring 136.1 feet thereon.

Being the same property conveyed to the City of Nashville, acting by and through the Electric Power Board, by deed from H. G. Hill Realty Company, of record in Book 2879, Page 84, Register's Office for Davidson County, Tennessee.
Above lot is encumbered by and this conveyance is subject to a 10-foot utility easement along the rear line, a 75-foot building setback line from Davidson Road and an owner's certificate on the plan of record in Book 2663, Page 109, Register's Office for Davidson County, Tennessee, providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on said lot. The above lot is further encumbered with a sewer easement along the westerly property line and by restrictions and limitations in the deed from H. G. Hill Realty Company to the City of Nashville, acting by and through the Electric Power Board, of record in Book 2879, Page 84, said Register's Office.
The Grantor herein retains a permanent easement upon a rectangular area of said Lot No. 336-A fronting 130 feet on Davidson Road running back 15 feet along both side lines to a dead line in the rear and also upon an irregularly shaped area along the entire 324.8 feet westerly line of said lot extending back along the southerly line 20 foot line to a point and along the northerly line 40 feet to a point and closed by a dead line between said two points, this line running parallel to and being 10 feet to the east of Grantor's existing pole line, which easement is for the purpose of being used by the Grantor as a part of its electric distribution system.

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 14th day of June, 19 79.

Metropolitan Government of Nashville and
Davidson County, Tennessee, acting by
and through the Electric Power Board
By: _____
Dudley Phillips, Chairman

OK 7+L Hem

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dudley Phillips, Chairman of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he as such Chairman executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 19 79.

My commission expires 12/5/79 Notary Public Alfred G Foster

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 Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ed T. Hayes

Sworn to and subscribed before me
this 19th day of June, 19 79.

My commission expires Oct 17, 1982 Notary Public Robert E. Mundy

This instrument was prepared by:

Name	Address
Briley, Richards & Wrenne, Attys.,	344-4th Avenue, North, Nashville, Tennessee 37219

254981 - ac

WARRANTY DEED

FROM

Metropolitan Government of Nashville & Davidson County, Tennessee, acting by and through the Electric Power Board

TO

James R. Lankford and wife,

Dorothy P. Lankford

F 37254

RUSH

IDENTIF. REFERENCE

JUN 28 12 17 PM '79

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130[illegible].00- CO	
			33.60 CO TX	
			.50 PRFEE	
			4.00 MOEED	
			CHECK	38.30-
2877A06/28/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 7 2 5 4

IDENTIF. REFERENCE

JUN 28 12 17 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 693707