Breeze + Jack Biles
A-D-H Partnership
Suite 251 Wilson Bates Bldg
3813 Hillsboro Rd.
Nashville, Tenn. 37215

pt. 103-10 135 (map-parcel)

Tract No. XNVSC-8

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into by and between the United States of America, (hereinafter sometimes referred to as the "Grantor"), acting herein by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as the "Authority"), a corporation created and existing under an Act of Congress, known as the "Tennessee Valley Authority Act of 1933," as amended, and A-D-H PARTNERSHIP, Suite 251 - Wilson Bates Building, 3813 Hillsboro Road, Nashville, Tennessee 37215 ---------- hereinafter called the "Grantee,"

WITNESSETH:

BOOK 5571 PAGE 811

WHEREAS, Section 31 of the above mentioned Act of Congress authorizes and directs the Authority, as agent of the United States of America, to sell at public auction after due advertisement to the highest bidder any land purchased by the Authority in the name of the United States of America not necessary to carry out plans and projects actually decided upon; and

WHEREAS, no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant is located on the land hereinafter described, and the Board of Directors of the Authority has determined that said land is not necessary to carry out any of its plans and projects actually decided upon; and

WHEREAS, the Authority pursuant to and in accordance with the provisions of said Act of Congress advertised the said land for sale at public auction; and

WHEREAS, pursuant to said advertisement said land was offered for sale at public auction on the 28th day of March , 1979 , at eleven o'clock A.M., at the Davidson County Courthouse, city of Nashville , County of Davidson ---------- , State of Tennessee ---------- , and the terms of said sale having been cried for a reasonable time said land was finally sold to the Grantee for the sum of SEVEN HUNDRED ONE THOUSAND AND NO/100 ----------Dollars ($ 701,000.00 ---) that being the highest and best bid made at said sale.

NOW, THEREFORE, in consideration of the premises and the full payment of the aforesaid bid, receipt whereof is hereby acknowledged, the Authority as legal agent for the United States of America does hereby bargain, sell, transfer and convey unto the Grantee:

02/29 1832.10- CHECK

Prepared by R. David Peel, Attorney, TVA, 464 Lupton Bldg., Chattanooga, TN 37401

5306

TRACT NO. XNVSC-8

A tract of land lying in the Eighth Civil District of Davidson County, State of Tennessee, along the northeast side of White Bridge Road, approximately 3/4 mile west of the junction of White Bridge Road with West End Avenue, and more particularly described as follows:

Beginning at a point in the center line of White Bridge Road at the most westerly corner of the land of the United States of America in the custody of the Tennessee Valley Authority (US-TVA Tract No. NVSC-1); thence with the line of tract NVSC-1, N. 17° 27' E., 541.06 feet, passing an iron pipe at 24.3 feet to a point, a corner to the land over which a permanent easement for state governmental use was previously granted by the Tennessee Valley Authority in the name of the United States of America under the designation of tract XNVSC-6SU; thence with the line of tract XNVSC-6SU N. 86° 14' E., 773.71 feet to a concrete monument marked USED #5 at a corner in the boundary of the previously mentioned tract NVSC-1; thence with the line of tract NVSC-1 S. 11° 35' W., 1026.32 feet, passing a concrete monument marked USED #1 at 1001.32 feet, to a point in the center line of White Bridge Road; thence with the center line of White Bridge Road approximately along a bearing and distance of N. 58° 57' W., 850 feet to the point of beginning, and containing 13.93 acres, more or less.

The above described property was acquired by the United States of America by judgment dated May 28, 1943, in the United States District Court for the Middle District of Tennessee, in United States of America v. Whitland Realty Company et al, and recorded June 25, 1943, in Deed Book 1260, page 297, in the office of the Register of Davidson County, Tennessee.

The above described property is conveyed subject to the express condition that access to the property will be limited to one point from White Bridge Road.

The above described property is also conveyed subject to easements for public road or street, and any existing utilities; subject to zoning regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises unto the Grantee, its successors and assigns, in fee simple, together with all and singular, the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And the Authority does hereby covenant that the United States of America is seized and possessed of the above described land; that the Authority as legal agent of the United States is duly authorized to convey the same; that said land is free and clear of liens and encumbrances; and that, subject only to such exceptions, conditions, restrictions and/or limitations as may be expressly mentioned above, it will warrant and defend the title thereto against the lawful demands of all persons claiming by, through, or under the United States of America, but not further or otherwise.

IN WITNESS WHEREOF, the Tennessee Valley Authority, acting herein as legal agent of the United States of America, and being duly authorized to do so, has caused this instrument to be executed, in the name of the United States of America, by its authorized officers, and its corporate seal to be hereunto affixed this the 28th day of March, 1979.

UNITED STATES OF AMERICA

BY TENNESSEE VALLEY AUTHORITY, its legal agent

ATTEST:

Assistant Secretary

By
Chief of Land Branch

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ To Con't
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24th DAY OF Feb. 1980
Deputy Register

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

On the 17 day of April, 1979, personally appeared before me Conro L. Olive, Jr., and James K. Dodd to me personally known, who, being by me duly sworn, did say that they are Chief of the Land Branch and Assistant Secretary, repectively, of the Tennessee Valley Authority, a corporation, and that the seal affixed to to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the United States of America, by authority of its Board of Directors; and the said Conro L. Olive, Jr., and James K. Dodd serverally acknowledge said instrument to be the free act and deed of said corporation and of the United States of America.

WITNESS my hand and official seal at Chattanooga, Tennessee, this the day and year aforesaid.

Notary Public

My commission expires: April 4, 1982

RUSH
IDENTIF. REFERENCE
FEB 29 10 07 AM '80
REGISTER
DAVIDSON COUNTY, TENN.
F. 78579

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5571 PAGE 814

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			701000.00- CO	
			1822.60 CO TX	
			.50 PRFEE	
			9.00 WDECD	
			CHECK 1832.10-	

5306A02/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78579

IDENTIF. REFERENCE

FEB 29 10 07 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 744523