MAP 117-8
PARCEL 70

THIS INSTRUMENT WAS PREPARED BY: THE DEPARTMENT OF LAW OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
204 METROPOLITAN COURTHOUSE
NASHVILLE, TN 37201

SEND TAX BILLS TO:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

BOOK 6244 PAGE 571

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1) cash in hand paid, the receipt of which is hereby acknowledged, Floy W. Beatty has bargained and sold and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, it successors and assigns forever, the following described property, to-wit:

Beginning at a point, said point being on the easterly margin of Lombardy Avenue and being the common corner of parcels 69 and 70 as shown on property map sheet number 117-8; thence along the common line between parcels 69 and 70 N48°08'E for a distance of 34.2 feet to a point, said point being on the westerly margin of the I-440 right-of-way and being another common corner between parcels 69 and 70; thence along the westerly margin of the I-440 right-of-way N18°15'W for a distance of 75.7 feet to a point, said point being the common corner of parcels 70 and 72; thence alonG the common line between parcels 70 and 72 S48°03'W for a distance of 74.2 feet to a point, said point being on the easterly margin of Lombardy Avenue; thence southeasterly along the easterly margin of Lombardy Avenue for a distance of 70 feet to the point of beginning containing approximately 3760 square feet.

CONTAINED WITHIN THE ABOVE DESCRIBED TRACT OF LAND IS A PERMANENT EASEMENT TO THE STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

Beginning at the second point in the above description, then along the westerly margin of I-440 N18°15'W 75.7 feet to a point; thence S48°03'W 10.9 feet to a point; thence S18°15'E 75.6 feet to a point; thence N48°08'E 10.9 feet to the point of beginning containing 777 square feet.

The above described tract of land being a parcel belonging to Floy W. Beatty as recorded in Deed Book 3403, Page 19 R.O.D.C., Nashville, Tennessee and shown as parcel number 70 on Property Map Sheet number 117.8.

To have and to hold said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto The Metropolitan Government of Nashville and Davidson County its successors and assigns forever.

And I do covenant with The Metropolitan Government of Nashville and Davidson County its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance except the easement described above.

CASH
03/07 6.00
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And I do further covenant and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof I have hereunto set my signature this the 9 day of November, 1983.

Floy W. Beatty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, a Notary Public, this day of 1983.

Linda Mathis
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires OCT. 24, 1984

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IDENTIF. REFERENCE

MAR 7 2 04 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH