GRFjr/sw; 6/26/85

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Nashville Electric Service 1214 Church Street Nashville, Tennessee 37246	Same	Map 116-16 Parcel P/O Parcel 1

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, IROQUOIS ASSOCIATES, a Tennessee joint venture composed of Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis and Robert M. Barnett, ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

SUBSCRIBED AND SWORN to before me, this 16th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: 10-19-86

1-7-15.0-

2218

TO HAVE AND TO HOLD, the said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 8th day of JULY, 1985.

IROQUOIS ASSOCIATES, a Tennessee Joint Venture Composed of:

Edward J. Childers, Jr.

Charles Campbell Brown, Jr.

Bruce G. Davis

Robert M. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, PATRICIA R. YOUNG, a Notary Public of said County and State, EDWARD J. CHILDERS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of JULY, 1985.

PATRICIA R. YOUNG NOTARY PUBLIC STATE AT LARGE

Notary Public

My Commission Expires:

OCTOBER 19, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, PATRICIA R. YOUNG, a Notary Public of said County and State, CHARLES CAMPBELL BROWN JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of JULY, 1985.

Notary Public

My Commission Expires: October 19, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, PATRICIA R. YOUNG, a Notary Public of said County and State, BRUCE G. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of JULY, 1985.

Notary Public

My Commission Expires: October 19, 1986

STATE OF GEORGIA
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, M. Elwynne Johnson, a Notary Public of said County and State, ROBERT M. BARNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of July, 1985.

M. Elwynne Johnson
Notary Public

My Commission Expires: March 29, 1986

EXHIBIT A

Property Description

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, and being more particularly described as follows:

Beginning at a point in the north right-of-way of a 30-foot access road, said point being approximately 405 feet east of the east right-of-way of Lynwood Boulevard, said point of beginning also being in the southwest corner of the herein described tract as shown on the proposed plat of the subdivision known as "The Iroquois" and proceeding as follows:

With the westerly line of the boundary of "The Iroqouis," north 12 degrees 07 minutes 45 seconds east a distance of 50 feet; thence with the southerly line of proposed Lot 10 on the proposed plat of "The Iroquois," south 83 degrees 37 minutes 14 seconds east, a distance of 75.02 feet to a point in the westerly line of a proposed street; thence with the westerly line of the proposed street and with a curve to the left having a radius of 529.45 feet a distance of 30.00 feet to a proposed radius turn-out monument; thence with the radius turn-out being a curve to the right having a radius of 20.00 feet, a distance of 31.27 feet to a proposed concrete monument; thence with the northerly right-of-way of the 30-foot access road extended, north 83 degrees 33 minutes 36 seconds west, a distance of 58.92 feet to the point of beginning and containing 3,732 square feet or 0.086 of an acre, more or less.

Being all of Reserved Parcel "A" on the proposed subdivision known as "The Iroquois" and being a portion of the property of Iroquois Associates as of record in Book 6554, page 674, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1985 Taxes, a lien, but not yet due and payable.

2. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises, and the rights of the parties in posssession.

3. Easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4154, page 212.

4. Storm Water Detention Agreement dated September 6, 1984, between Iroquois Associates and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6400, page 650, said Register's Office.

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IDENTIFICATION REFERENCE

Oct 3 8 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN