This Instrument Prepared by:
Eugene W. Ward, General Counsel
Electric Power Board
1214 Church Street
Nashville, Tennessee 37203

WARRANTY DEED AND EASEMENT

For and in consideration of Eighty Thousand Dollars ($80,000.00) cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, hereinafter referred to as the Grantee, JULIE ANN APARTMENTS, a partnership composed of Jacob S. Kornman, Joan O. Kornman, Harold Kornman, Ruth C. Kornman, Joan O. Kornman--Trustee for Julie Alyse Kornman, Joan O. Kornman--Trustee for David Samuel Kornman, Ruth C. Kornman--Trustee for Alan Scott Kornman, the undersigned Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in the Sixth Civil District of Davidson County, State of Tennessee, as shown on Nashville Electric Service Drawing No. PSK 874-F and described as follows, to wit:

TRACT I

Beginning at an iron pin marking the intersection of the easterly right-of-way of Seaboard System Railroad and the northerly right-of-way of Alley No. 1821; said point also marks the southwesterly corner of Harold Kornman property as recorded in Deed Book 4506, page 441, Register's Office of Davidson County; thence from beginning point along said railroad right-of-way N 9° 50' E 258.30 feet to an iron pin; thence leaving said right-of-way S 86° 17' E 112.51 feet to an iron pin; thence N 78° 46' E 101.69 feet to a hole cut in a rock; thence S 86° 17' E 103.06 feet to a hole cut in a rock; thence S 2° 58½' E 285.00 feet to an iron pin on the northerly margin of said Alley No. 1821; thence along the northerly margin of said Alley N 86° 17' W 374.55 feet to the point of beginning; said tract contains 2.13 acres, more or less.

Grantors do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said Tract I described above to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Further, for and in consideration of other good and valuable considerations, hereby acknowledged from Grantee, Grantors do hereby convey a permanent easement upon, over and across the tracts of land adjoining Tract I to Grantee also located in the Sixth Civil District of Davidson County, Tennessee, and fully described as follows, to wit:

TRACT II - OVERHEAD LINE EASEMENT

Beginning at a hole in a rock marking the northeasterly corner of Nashville Electric Service's Craighead 161KV Substation, Tract I, as shown on said drawing; thence from beginning point along the northerly line of said substation property N 86° 17' W 24.19 feet to a point; thence leaving said line N 3° 32' W 97.91 feet to a point; thence N 38° 36' W 165.68 feet to a point; thence S 54° 32' W 13.00 feet to a point; thence N 38° 36' W 5.00 feet to a point; thence N 54° 32' E 13.00 feet to a point; thence N 38° 36' W 7.04 feet to a point; thence N 38° 21' E 9.76 feet to a point; thence N 38° 36' W 158.00 feet to a point; thence N 38° 21' E 5.13 feet to a point; thence S 38° 36' E 158.00 feet to a point; thence N 38° 21' E 248.23 feet to a point; thence N 45° 24' W 9.00 feet to a point; thence N 44° 36' E 5.00 feet to a point; thence S 45° 24' E 9.00 feet to a point; thence N 50° 51' E 270.00 feet to a point on the westerly margin of a sidewalk marking the westerly right-of-way on Nolensville Road; thence along said right-of-way S 43° 49' E 24.08 feet to a point; thence leaving said right-of-way S 50° 51' W 271.84 feet to a point; thence S 38° 21' W 243.92 feet to a point; thence S 38° 36' E 163.60 feet to a point; thence N 68° 56' E 30.00 feet to a point; thence S 21° 04' E 5.00 feet to a point; thence S 68° 56' W 30.00 feet to a point; thence S 3° 32' E 105.93 feet to the point of beginning; said tract contains 0.47 acre more or less.

TRACT III - OVERHEAD LINE EASEMENT

Beginning at an iron pin on the northerly margin of Alley No. 1821 and the southerly line of Harold Kornman property as recorded in Deed Book 4506,page 441, Register's Office Davidson County; said point also marks the southeasterly corner of the proposed Nashville Electric Service's Craighead 161KV Substation property, Tract I, as shown on said drawing and lies S 86° 17' E 205.29 feet from an iron pin on the northerly margin of said alley marking the centerline intersection of Dunn Avenue; thence from beginning point and following along the easterly line of said substation property N 2° 58½' W 40.27 feet to a point; thence leaving said line S 86° 17' E 213.36 feet to a point; thence S 2° 58½' E 7.50 feet to a point; thence S 86° 17' E 20.00 feet to a point; thence S 2° 58½' E 5.00 feet to a point; thence N 86° 17' W 20.00 feet to a point; thence S 2° 58½' E 27.77 feet to an iron pin on the northerly margin of said alley marking the intersection of the easterly right-of-way of Gladstone Avenue; thence along said margin N 86° 17' W 213.35 feet to the point of beginning; said tract contains 0.20 acre, more or less.

Said tracts are a portion of that conveyed to Julie Ann Apartments, a partnership composed of Jacob S. Kornman, Joan O. Kornman, Harold Kornman, Ruth C. Kornman, Joan O. Kornman - Trustee for Julie Alyse Kornman, Joan O. Kornman - Trustee for David Samuel Kornman, Ruth C. Kornman - Trustee for Sherryl Ann Kornman, Ruth C. Kornman - Trustee for Gayle Hollie Kornman, Ruth C. Kornman - Trustee for Alan Scott Kornman,hereinafter called Julie Ann Apartments; Trust for Sherryl Ann Kornman, Jacob S. Kornman, Trustee; Trust for Gayle Hollie Kornman, Harold Kornman, Trustee; and Trust for Paul Gary Kornman, Jacob S. Kornman, Trustee from Joe Kornman and wife, Ann G. Kornman as recorded in Deed Book 4506, page 441, Register's Office Davidson County, parcel 187, Davidson County Tax Map 105-16.

The easements described above may be used by Grantee for all uses and purposes reasonably considered necessary by Grantee to satisfactorily serve as a part of its electric distribution system by placing thereon all poles, towers,

guy wires, conductors, transformers and any and all appurtenances or electrical equipment, without limitation, as is from time to time, usual, proper, lawful, and customary in the construction, erection, repair and maintenance of Grantee's overhead line system together with all reasonable access for purposes of ingress to and egress from the aforesaid easement area and any subsequent easement granted or obtained to replace that hereby granted pursuant to the terms and provisions hereof.

1. Grantee agrees to landscape the substation.

2. Grantee further agrees to convey to Grantor a water and sewer easement across the southeast corner of substation property provided it does not interfere wth any electrical facilities constructed thereon.

It is specifically agreed that the obligations and covenants herein provided bind the Grantors, their successors and assigns and inure to the benefit of Grantee, its successors and assigns.

Witness our hands this 8th day of September, 1986.

JULIE ANN APARTMENTS, A Partnership
composed of:

Jacob S. Kornman

Joan O. Kornman, Individually and
as Trustee for Julie Alyse Kornman
and David Samuel Kornman

RUSH

Harold Kornman

Ruth C. Kornman, Individually and
as Trustee for Sherryl Ann Kornman,
Gayle Hollie Kornman and Alan Scott
Kornman
GRANTORS

40354

IDENTIF. REFERENCE

SEP 10 8 22 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, Laura L. Sutton a Notary Public in and for said State and County, aforesaid personally the within named JACOB S. KORNMAN, with whom I am personally acquainted, and who acknowledged himself to be a partner of Julie Ann Apartments, the within named bargainor, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, GA., this 11 day of Aug, 1986.

Laura L. Sutton

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, ~~Joan Kornman~~ Kim McCraw, a Notary Public in and for said State and County, aforesaid personally the within named JOAN O. KORNMAN, with whom I am personally acquainted, and who acknowledged herself to be a partner of Julie Ann Apartments, the within named bargainor, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, GA, this 18 day of Aug., 1986.

Kim McCraw
Notary Public

My Commission expires:
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 3, 1990.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James E. Hicks, a Notary Public in and for said State and County, aforesaid personally the within named HAROLD KORNMAN, with whom I am personally acquainted, and who acknowledged himself to be a partner of Julie Ann Apartments, the within named bargainor, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 8th day of Sept., 1986.

James E. Hicks
Notary Public

My Commission expires:
My Commission Expires JULY 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James E. Hicks, a Notary Public in and for said State and County, aforesaid personally the within named RUTH C. KORNMAN, with whom I am personally acquainted, and who acknowledged herself to be a partner of Julie Ann Apartments, the within named bargainor, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 8th day of Sept., 1986.

James E. Hicks
Notary Public

My Commission expires:
My Commission Expires JULY 18, 1987