WARRANTY DEED BOOK 7316 PAGE 993

NGAR-1

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED FORTY AND NO/100 Dollars ($1,246,540.00), cash in hand paid, receipt whereof is hereby acknowledged, I, the undersigned,

ERVIN M. ENTREKIN, TRUSTEE, with full power to sell, mortgage, transfer, and convey without the joinder of any beneficiary

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the United States of America the land and appurtenances thereto described in Exhibit A, consisting of two pages, hereto attached and by this reference hereby incorporated in and made a part of this instrument as fully as if here written.

Being the same property conveyed to the said Ervin M. Entrekin, Trustee, by Special Warranty Deed of Ronald G. Turner, Trustee, of record in Book 6485, page 127, in the office of the Register of Davidson County, Tennessee.

Walter G. Knestrick joins in the execution of this deed certifying and affirming that he is the sole beneficiary for whom Ervin M. Entrekin is acting as Trustee, and he affirms all warranties.

TO HAVE AND TO HOLD the said land to the United States of America, and its assigns, forever.

Ervin M. Entrekin, Trustee, covenants with the said United States of America that he is lawfully seized and possessed of said real estate, has a good and lawful right to convey same, that said property is free of all encumbrances, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Ervin M. Entrekin, Trustee, and Walter G. Knestrick have hereunto subscribed their names on this 5th day of August, 1987.

Ervin M. Entrekin trustee
ERVIN M. ENTREKIN, TRUSTEE

Walter G Knestrick
WALTER G. KNESTRICK

527994

TENNESSEE REFERENCE

AUG 5 9 36 AM '87

Prepared by J. Wayne Cannon, Attorney, TVA, Chattanooga, TN 37401

TRACT NGAR-1

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared ERVIN M. ENTREKIN, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed and delivered the same as his free act and deed on the day and year therein mentioned.

WITNESS my hand and seal of office this 5 day of August, 1987.

J. Wayne Allen
Notary Public

My commission expires: 9-7-88

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared WALTER G. KNESTRICK, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed and delivered the same as his free act and deed on the day and year therein mentioned.

WITNESS my hand and seal of office this 5 day of August, 1987.

J. Wayne Allen
Notary Public

My commission expires: 9-7-88

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Tennessee Valley Authority 470 Lupton Building Chattanooga, TN 37401	Exempt: Section 67-5-203 Tennessee Code Annotated	134-267

Mail

AFFIDAVIT:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,246,540.00.

_____
Affiant

Subscribed and Sworn to before me this _____ day of _____, 1987.

_____
Notary Public

My commission expires:

EXHIBIT A

A tract of land lying in Metropolitan Nashville, in Davidson County, State of Tennessee, southwest of and adjacent to Antioch Pike and approximately 1/2 mile north of the intersection of Interstate Highway I-24 and Harding Place Road, the said tract being identified as Lot No. 1 of the Addition to Metroplex which is recorded and on file in Deed Book 6200, page 184, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a metal marker (Coordinates: N. 620,106; E. 1,793,428) on the southwest side of Antioch Pike, a corner to the land of Johnnie J. McGowan et ux.; thence with a line 25 feet southwest of and parallel to the center line of Antioch Pike S. 42° 25' E., 330 feet to a metal marker in the west line of the abandoned Paragon Mills Road; thence with the west line of the abandoned Paragon Mills Road S. 13° 57' W., 180 feet, passing a metal marker at 10 feet, to a metal marker; thence, leaving the said west line, S. 88° 29' W., 476 feet to a metal marker in the line of the land of the First American Bank of Nashville; thence with the line of the land of the First American Bank of Nashville N. 18° 35' W., 340 feet to a metal marker; thence N. 48° 14' E., 142 feet to a concrete monument, a corner to the land of W. B. McGowan; thence with W. B. McGowan's and Johnnie J. McGowan et ux.'s lines S. 42° 41' E., 185 feet to a concrete monument; thence with Johnnie J. McGowan et ux.'s line N. 49° 11' E., 229 feet, passing a metal marker at 221 feet and a concrete monument at 224 feet, to the point of beginning, and containing 4.33 acres, more or less.

Furthermore, such appurtenant right, title, and interest as may attach to the title of the above-described land in and to that portion of Antioch Pike abutting the described land on the northeast and in and to that portion of the abandoned Paragon Mills Road abutting the described land on the east.

1. The above-described land is to be acquired subject to the following: Such rights as may be vested in the county to a right of way for a road.

2. Such rights as may be vested in third parties to a drainage easement and to rights of way for electric power distribution lines and telephone lines.

The positions of corners and directions of lines are referred to the Tennessee State Coordinate System.