THIS INSTRUMENT PRPEARED BY:
JOSEPH B. PITT, JR., ATTORNEY
First American Center
Nashville, TN 37238
00263136

Box 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| The Metropolitan Government of Nashville and Davidson County, (NAME) | N. same - Exempt (NAME) | 82-9-358,359, |
| P. O. Box 846 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 360, 466 |
| Nashville, TN 37202 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100---------- ($10.00) *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations sufficient unto the parties,

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W. A. Sneed and wife, Patricia S. Sneed

*have this day bargained and sold, and do hereby transfer and convey unto the said* The Metropolitan Government of Nashville and Davidson County, Tennessee *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

0U377

IDENTIF. REFERENCE

5002 03/20 0101 03CHECK 9.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 136,724.00

*Subscribed and sworn to before me this the* 19 *day of* March 19 91

*My commission expires:* 1-17-1994 (Affix Seal)

*Affiant* Cynthia O'Dell

*Notary Public* Linda J. Jones

NOTARY PUBLIC

*This is improved ( ) unimproved (X) property, known as* 1201 Second Avenue, North, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hands this* 19 *day of* March, 19 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. A. Sneed
W. A. SNEED

Patricia S. Sneed
PATRICIA S. SNEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned authority, *a Notary Public in and for said County and State* W. A. Sneed and wife, Patricia S. Sneed

*the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee,*
*this* 19th *day of* March, *19* 91

*Commission expires* 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

*Witness my hand and seal, at office in* _____,
*this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A



Land in Davidson County, Tennessee, being two tracts bounded on the south by Madison Street, on the west by Third Avenue North, and on the east by Second Avenue North, and being Lot 5 and the southerly .42 feet of Lot 6, and Lot 28 and the southerly .42 feet of Lot 27, on the Plan of Hugh W. McGavock's Addition to Nashville of record in Deed Book 17, page 640, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Wm. Robert Seigenthaler, Tenn. Registered Land Surveyor, No. 177, dated December 22, 1986, as follows:

Tract I:

Beginning at an iron pin at the intersection of the northerly margin of Madison Street and the easterly margin of Third Avenue North, and being the southwest corner of Lot 5 on the Plan of Hugh W. McGavock's Addition to Nashville of record in Deed Book 17, page 640, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Third Avenue North, North 30 deg. 33 min. 45 sec. West 142.42 feet to an iron pin at the southwesterly corner of the property conveyed to Wayne Traughber by deed of record in Book 5254, page 324, in said Register's Office; thence with Traughber's southerly line and with a line 0.42 feet north of and parallel to the northerly line of said Lot 5, North 59 deg. 37 min. 15 sec. East 137.15 feet to an iron pin in the west margin of an alley, said alley being 10.5 feet in width; thence with the westerly margin of the alley, South 30 deg. 33 min. 45 sec. East 142.42 feet to an iron pin in the northerly margin of Madison Street; thence with said margin of Madison Street, South 59 deg. 37 min. 15 sec. West 137.15 feet to the point of beginning and containing 19,532 square feet, or 0.448 acres.

Tract II:

Beginning at an iron pin at the intersection of the northerly margin of Madison Street and the westerly margin of Second Avenue North and being the southeasterly corner of Lot 28 on the Plan of Hugh W. McGavock's Addition to Nashville of record in Deed Book 17, page 640, in said Register's Office; thence with said northerly margin of Madison Street, South 59 deg. 37 min. 15 sec. West 137.15 feet to an iron pin in the easterly margin of an alley, said alley being 10.5 feet in width; thence with said easterly margin of the alley, North 30 deg. 33 min. 45 sec. West 142.42 feet to an iron pin, being 0.42 feet northerly from the northwest corner of Lot 28; thence with a line 0.42 feet north of and parallel to the northerly line of said Lot 28, North 59 deg. 37 min. 15 sec. East 137.15 feet to an iron pin in the westerly margin of Second Avenue North; thence with said margin of Second Avenue North, South 30 deg. 33 min. 45 sec. East 142.42 feet to the point of beginning and containing 19,532 square feet, or 0.448 acres.

Being the same property conveyed to W. A. Sneed by deed from Martin Levy and Daniel Gryll of record in Book 7083, page 95, Register's Office of Davidson County, Tennessee.