THIS INSTRUMENT PREPARED BY:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.
(TAX EXEMPT/GOVERNMENTAL AGENCY)

Affiant

Sworn to and subscribed before me this 20th day of February, 19[illegible]

Notary Public
My Commission Expires: 9/16/95

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Metropolitan Government 325 Stahlman Building Nashville, TN 37201	New Owner	161/266

For and in consideration of the sum of TWO HUNDRED THOUSAND AND NO/100THS ($200,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, NIPPER PROPERTIES, A TENNESSEE JOINT VENTURE, hereinafter "GRANTOR" has bargained and sold, and by these presents does hereby transfer and convey unto METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTEE", its heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is unimproved property located on Old Hickory Boulevard in Nashville, Tennessee.

This conveyance is made subject to the following:

1. Taxes for the 1992 year which have been prorated as of date of closing.

2. All matters shown on the Plan of record in Book 7900, page 299, said Register's Office.

3. Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 8481, page 863, said Register's Office.

4. Storm Water Detention Agreement of record in Book 8325, page 951, said Register's Office.

5. All matters delineated on survey by Barge, Waggoner, Sumner & Cannon, dated March 29, 1991, revised May 2, 1991, updated November 19, 1991, and revised December 4, 1991.

6. Easement for sanitary sewers and/or storm drainage across the front portion of said property, of record in Book 6447, page 749, and Book 6530, pages 761 and 764, Register's Office for Davidson County, Tennessee.

7. Easements granted to the State of Tennessee in deed of record in Book 7875, page 738, and Book 7859, pages 357, 386, 389 and 392, in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, unless otherwise herein set out.

GRANTOR does further covenant and bind itself, its heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand on the 26th day of February, 1992.

NIPPER PROPERTIES,
A Tennessee Joint Venture

By: _____
Mildred P. Nipper by Walter R. Nipper, Jr., Attorney-in-Fact of record in Book 8125, page 411

Title: Joint Venturer

By: _____, Tr.
James S. Lattimore, Jr., Trustee

Title: Joint Venturer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, WALTER R. NIPPER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of February, 1992.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, JAMES S. LATTIMORE, JR., TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Joint Venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of February, 1992.

Notary Public

My Commission Expires: 9/16/95

Land in Davidson County, Tennessee, being Lot No. 7 of Nipper's Corner, of record in Book 7900, page 299, Register's Office for Davidson County, Tennessee, and described according to survey by Barge, Waggoner, Sumner & Cannon, dated March 29, 1991, revised May 2, 1991, updated November 19, 1991, and revised December 4, 1991, as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of Highland Villa of Record in Book 6200, Page 473, Register's Office Davidson County and being 943.5 feet, more or less, east of the easterly margin of Edmondson Pike;

THENCE, with the northerly margin of Old Hickory Boulevard, and a curve to the left 79.46 feet to a point, said curve having a central angle of 00° 23' 45", a radius of 11,501.16 feet, and a chord of N 83° 23' 30" W, 79.46 feet;

THENCE, with said margin, N 83° 27' 59" W, 123.68 feet to a point;

THENCE, leaving said margin with a curve to the right, 72.44 feet to a point, said curve having a central angle of 83° 00' 35", a radius of 50.00 feet and a chord of N 41° 57' 42" W, 66.27 feet;

THENCE, N 00° 27' 24" W, 76.47 feet to a point;

THENCE, N 06° 02' 01" E, 93.68 feet to a point;

THENCE, S 82° 41' 10" E, 265.77 feet to a point in the westerly line of Highland Villa;

THENCE, with said westerly line, S 07° 18' 50" W, 210.00 feet to the point of beginning.

Containing 54,538 square feet or 1.25 acres, more or less.

Being a portion of the same property conveyed to Nipper Properties, a Tennessee Joint Venture, by Quitclaim Deed from James S. Lattimore, Jr., Trustee, of record in Book 8125, page 422; as amended by Deed of Correction in Book 8375, page 216, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Mildred P. Nipper of record in Book 8125, page 424, said Register's Office.

8.8.0.2 I:

IDENTIFT REFERENCE

FEB 28 2 31 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

5555 02/28 0101 03CHECK 9.00