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44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

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Affiant

Subscribed and sworn to before me, this 5th day of March, 1992.

Notary Public

My Commission Expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Madison Suburban Utility District of Davidson County, Tennessee 108 W. Webster Street Madison, TN 37115	SAME	051-08-012 11D 15935

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD C. DUNN, TRUSTEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MADISON SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lots Nos. 8, 9, 10, 11, southerly part of Lots 12 and 13 and part of Douglas Avenue Closed, on the Plan of L.M. Ezell's 38 Home Tracts, not of record, described partly from a survey of W. B. Southgate, Surveyor, dated June 1, 1940, as follows:

Beginning in the south margin of Webster Street, at the corner of Lots 7 and 8; thence with the line between said lots, South 25 deg. 45 min. West 150 feet to the north boundary of the Montague Drive-In Theater Property; thence along the north boundary of said property and along the rear of Lots Nos. 8-13 both inclusive, North 64 deg. West 300 feet 3 inches to the center of a creek; thence witht he center of the creek North 56 deg. 34 min. East 172 feet 2 inches to a point in the south margin of Webster Street; which point is 47 fet 3 inches east of the common corner of Lots Nos. 12 and 13; thence with the south margin of said Street, South 64 deg. East 202 feet 9 inches to the point of beginning.

RE-RECORD

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TRACT II:
Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on an unrecorded subdivision of a tract of land in the 11th Civil District of said County, and described according to a survey made by John M. Sullivan, Surveyor, as follows:

Beginning at a point in the south margin of Webster Street, 250 feet west of a point in the west margin of Gallatin Pike, where said margin of Webster Street intersects with the Gallatin Pike, thence South, parallel with the Gallatin Pike, and 250 feet wet of the west margin of the same, 150 feet to a point in the north line of the tract deeded by L. M. Ezell to Joe C. Moore and wife, by deed of record in Book 1116, page 242, Register's Office for said County; thence west with Joe C. Moore's north line 100 feet to a point; thence North 150 feet to a point in the southerly margin of Webster Street; thence east with the south margin of Webster Street, 100 feet to the beginning.

Being the same property conveyed to Edward C. Dunn, Trustee, by deed from Henshaw's Homestead House, Inc., a Tennessee corporation, of record in Book 5647, page 639, Register's Office for said County. Tracts I and II are the same property described in the legal description set forth on Page 3 of this Instrument.
This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. A 10 foot easement for sanitary sewer and/or storm drainage of record in Book 3839, page 927, Register's Office for said County.

3. Easement for flow of Gibson Creek located within the boundaries of subject property.

4. The unrecorded plan shows a 25 foot setback line from West Webster Street and a 5 foot utility easement along the southerly boundary of subject property.

5. Easement conveyed to Madison Suburban Utility District by instrument of record in Book 8409, page 448, Register's Office for said County.

This is improved property, known as 104 W. Webster Street, Madison, TN 37115.

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 successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 7 day of ~~March~~, 1992.

Edward C. Dunn, Trustee

Edward C. Dunn, Trustee

RE-RECORD
9 1 1 0 4

IDENTIFICATION REFERENCE

MAR 10 1 42 PM '92

DAVIDSON COUNTY, TN

SECTION

9.00

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STATE OF FLORIDA)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD C. DUNN, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of March, 1992.

Notary Public

My Commission Expires:

3713 03/05 0101 03CHECK 1305.00

ADDENDUM TO LEGAL DESCRIPTION

TRACTS I AND II as described in this instrument are also described in a combined legal description as follows:

LEGAL DESCRIPTION

A tract of Land in the 11th Civil District of Davidson County, Tennessee, being all of Lots Nos. 6 thru 11, part of Lots 12 and 13 and part of Douglas Avenue Closed, all as shown on the Plan of L.M. Ezell's 38 Home Tracts, not of record, described according to a survey of Barry Greer & Associates, Land Surveyor, dated August 25, 1980, as follows:

Beginning at a point in the southern right-of-way of West Webster Street, said point being North 60 deg. 58 min. 39 sec. West, 250.00 feet, as measured along said right-of-way, from its intersection with the western right-of-way of Gallatin Pike, and proceeding as follows: leaving West Webster Street, South 29 deg. 00 min. 00 sec. West, 150.00 feet to an iron pin in the southern line of U-Haul Park Plaza, as of record in Book 5210, page 038, Register's Office for Davidson County, Tennessee, thence with U-Haul Park Plaza North 60 deg. 58 min. 39 sec. West, * feet to an iron pin → *391.98 in the center of Gibson Creek; thence with the center of said creek, North 59 deg. 52 min. 29 sec. East 174.72 feet to an iron pin in the said right-of-way of West Webster Street, thence, with said right-of-way, South 60 deg. 58 min. 39 sec. East, 302.32 feet to the beginning and containing 52,072 square feet, more or less.

Being the same property conveyed to Edward C. Dunn, Trustee, by deed from Henshaw's Homestead House, Inc., a Tennessee corporation, of record in Book 5647, page 639, Register's Office for said County.

8996.9

IDENTIFICATION REFERENCE

MAR 5 3 29 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This instrument is being re-recorded to correct a call in the legal description above.