BOOK 8587 PAGE 654

97040

This Instrument
Prepared By:
Metropolitan Development &
Housing Agency
P.O. Box 846
Nashville, TN 37202

WARRANTY DEED

IDENTIFICATION REFERENCE

Jan 31 9 13 AM '97
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Metropolitan Development and Housing Agency 701 S. Sixth Street Nashville, TN 37206	Same Exempt	Map - 82-9 Parcel - 293

PICK-UP

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid by the herein Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter "Grantor" has bargained and sold, and by these presents does hereby transfer and convey unto Metropolitan Development and Housing Agency, hereinafter "Grantee" its successors, representatives, and assigns forever, that certain parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being located between Madison Street and Monroe Street on the easterly side of Fifth Avenue North and more particularly described according to a survey by Wendell Talley of Barge, Waggoner, Sumner & Cannon, 162 3rd Avenue North, Nashville, Tennessee 37201, License No. 785, dated November 9, 1990, as follows:

> Beginning at the point of intersection of the northerly margin of Madison Street and the easterly margin of Fifth Avenue North; thence with said easterly margin, North 26 deg. 58 min. 09 sec. West 567.74 feet to the point of intersection with the southerly margin of Monroe Street; thence with the southerly margin, North 63 deg. 07 min. 28 sec. East, 175.00 feet to the point of intersection with the westerly margin of an alley; thence with said westerly margin, South 26 deg. 53 min. 18 sec. East, 567.97 feet to the point of intersection with the northerly margin of Madison Street; thence with said margin, South 63 deg. 12 min. 08 sec. West, 174.20 feet to the point of beginning, containing 99,148 square feet, or 2.28 acres, more or less.
>
> Being the same property conveyed to the Metropolitan Government of Nashville Davidson County, Tennessee by deed of record in Book 8425, Page 260, Register's Office for Davidson County, Tennessee and re-recorded in Book 8427, Page 343, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements, sanitary sewers, utility or other easements whether or not recorded as a public record.

To have and to hold the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, 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, except as set forth above.

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

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Mayor, duly authorized in Metropolitan County Council Ordinance No. 091-45 so to act on its behalf, this 11 day of March, 1992.

Approved As To Form
and Legality:

Patricia T. Cottrell
Metropolitan Attorney

The Metropolitan Government
of Nashville and Davidson
County, Tennessee By:

Philip Bredesen
Philip Bredesen, Mayor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Vicki Oglesby, a Notary Public in and for the State and County aforesaid, personally appeared Philip Bredesen, Mayor with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Mayor of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, by the said Mayor as such.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1992.

Vicki Oglesby
Notary Public

My Commission Expires:

July 18, 1992

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ -0-. Governmental agency, no tax due.

Affiant

Subscribed as sworn to before me, this 11th day of March, 1992.

My Commission expires: July 18, 1992

Vicki Oglesby
Notary Public

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6-00