BOOK 9236 PAGE 486

94 FEB -1 AM 11:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

13361
IDENTIF. & REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
HAYNES AND CANNON
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
City of Goodlettsville	Same	
(Name)	(Name)	18-125
105 South Main Street		
(Street Address or Route Number)	(Street Address)	
Goodlettsville, TN 37072		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BILLY HITT and wife, REBECCA HITT, have this day bargained and sold, and do hereby transfer and convey unto the said CITY OF GOODLETTSVILLE, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 2nd Civil District of Nashville, Davidson Co., Tenn., being generally located in the northeast quadrant of the intersection of Old Springfield Pike and Dickerson Road and being all of Lot 2, on the final plat of the Bill Hitt Subdivision as evidenced in Book 7900, Page 232, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a point in the easterly margin of said Old Springfield Pike, said point being 1,692' more or less northerly along said margin from the westerly margin of Dickerson Road, said point being the northwest corner of the William W. Benz, et ux, tract as evidenced in Book 6677, Page 969, R.O.D.C., TN., thence

1) with the margin of Old Springfield Pike, N43°32'12"W a distance of 636.54' to a point, thence

2) continuing with said margin, N33°58'57"W a distance of 145.49' to a point, the southerly most corner of Lot 1 of said Bill Hitt Subdivision, thence

3) with the southerly line of said Lot One, and leaving the margin of Old Springfield Pike, N56°01'03"E a distance of 270.00' to a point, the easterly most corner of said Lot 1, thence

4) with the easterly line of said Lot 1, N33°58'57"W a distance of 326.31' to a point in Walkers Creek, thence

5) with Walkers Creek, N39°37'28"E a distance of 210.06' to a point, thence

6) continuing, S69°24'07"E a distance of 166.02' to a point, thence

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7) continuing, S34°37'47"E a distance of 250.00' to a point in Manskers Creek, thence

8) with said Manskers Creek, S29°04'35"E a distance of 150.00' to a point, thence

9) continuing, S28°47'00"E a distance of 350.00' to a point, thence

10) continuing, S15°47'13"E a distance of 300.00' to a point, thence

11) continuing, S01°06'47"W a distance of 263.20' to a point in the easterly line of said William W. Benz tract, thence

12) with said easterly line of Benz, N39 08'47"W a distance of 241.49' to a point, the northerly most corner of said Benz tract, thence

13) with the northerly line of said Benz tract, S50 11'48"W a distance of 154.42' to the point of beginning and containing 11.336 acres more or less.

Being a portion of the property conveyed to Bill Hitt as evidenced in Will Book 99, Page 153, R.O.D.C., TN. and all of the property conveyed to Bill Hitt as evidenced in Book 7835, Page 222, R.O.D.C., TN.

Contained within this description are:

1) a power line easement granted to the Davidson Light and Power Co. as evidenced in Book 653, Page 165, R.O.D.C., TN.

2) a 20' sanitary sewer easement.

3) all easements of record on Lot 2 of the Bill Hitt Subdivision as evidenced in Book 7906, Page 232, R.O.D.C., TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 48,190

Subscribed and sworn to before me
this 18th day of DEC, 1990. Affiant

My Commission Expires: 10/9/91 Richard A. Pope
(Affix Seal) Notary Public

NOTARY PUBLIC STATE

This is unimproved property located on Old Springfield Highway, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees its (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 18 day of Dec., 1990.

Billy Hitt
BILLY HITT

Rebecca Hitt
REBECCA HITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Louise Gattis a Notary Public in and for said County and State, BILLY HITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of December, 1990.

Mary Louise Gattis
NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Louise Gattis a Notary Public in and for said County and State, REBECCA HITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of December, 1990.

Mary Louise Gattis
NOTARY PUBLIC

My Commission Expires: 11-26-94