This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Metropolitan Government of Nashville
& Davidson County, Tennessee
325 Stahlman Building
Nashville, Tennessee 37201

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 041-00
P/O PARCEL 053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Albert L. Powell, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Metropolitan Government of Nashville & Davidson County, Tennessee ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Being a part of the same property conveyed to Albert L. Powell by deed from The Bank of Nashville of record in Book 9057, page 954, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Route 1, Brick Church Pike, Whites Creek, TN 37189.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of February, 1994.

Albert L. Powell

21621
IDENTIFICATION
PICK-UP
MAIL TAX NOTICE TO:
16.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Albert L. Powell, unmarried, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1994.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $2,500.00.

Albert L. Powell
AFFIANT

Subscribed and sworn to before me
this 28th day of February, 1994.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

Tract No. 146 Parcel 41-00-53

Right-of-Way Take

Beginning at a point, said point being the intersection of the eastern most existing right-of-way line of Brick Church Pike and the southern most property line of the described parcel; thence N79°19'36"E for 38.30 feet to a point; thence N21°45'18"W for 43.56 feet to a point; thence S70°56'42"W for 30.00 feet to a point; thence with a curve to the right having a radius of 1,243.24 feet, a distance of 120.38 feet to a point; thence N13°30'25"W for 96.79 feet to point; thence with a curve to the right having a radius of 50.00 feet, a distance of 78.54 feet to a point in the southern most existing right-of-way of Old Hickory Boulevard; thence with a curve to the left having a radius of 2,198.23 feet, a distance of 160.04 feet to a point; thence leaving the southern most existing right-of-way of Old Hickory Boulevard with a curve to the right having a radius of 50.00 feet, a distance of 78.54 feet to a point; thence S13°30'25"E for 97.76 feet to a point; thence with a curve to the left having a radius of 1,303.24 feet, a distance of 92.33 feet to a point on the eastern most existing right-of-way line of Brick Church Pike; thence with said existing right-of-way line S55°51'44"E for 89.66 feet to the point of beginning and containing therein an area of 19,060 square feet, more or less.

Public Utility and Drainage Easement

Beginning at a point, said point being the intersection of the southern most property line of the described parcel with the proposed right-of-way line on the eastern side of Brick Church Pike; thence N79°19'36"E for 95.00 feet to a point; thence N73°27'55"W for 154.46 feet to the proposed right-of-way line; thence with a curve to the left having a radius of 1,243.24 feet, a distance of 32.54 feet to a point; thence N70°56'42"E for 30.00 feet to a point; thence S21°45'18"E for 43.56 feet to the point of beginning and containing therein an area of 3,235 square feet, more or less.

Temporary Construction Easement (Area No. 1)

An area of land immediately east of and adjacent to the proposed right-of-way line as described above, varying in width from 47.69 feet to 25.00 feet containing therein an area of 7,108 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Temporary Construction Easement (Area No. 2)

An area of land immediately west of and adjacent to the proposed right-of-way line as described above, varying in width from 53.10 feet to 20.00 feet containing therein an area of 5,278 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being part of the same property conveyed to Albert L. Powell by deed from The Bank of Nashville of record in Book 9057, page 954, Register's Office for Davidson County, Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

As additional consideration for the purchase of the above described property interests, the Metropolitan Government agrees to transfer its interest in certain property which is abandoned (excess) right-of-way of Brick Church Pike. The land to be abandoned and transferred to Albert L. Powell is described as follows:

(A.) EXCESS RIGHT-OF-WAY

Beginning at a point, said point being the intersection of the southerly most existing right-of-way of Old Hickory Blvd. and the easterly most existing right-of-way of Brick Church Pike; thence S 55 51' 44" E for 310.23 feet to a point; thence with a curve to the left having a radius of 1303.24 feet, a chord bearing S 18 11' 53" E, a length of 28.75 feet to a point; thence S 71 10' 12" W for 35.00 feet to a point; thence S 21 18' 18" E for 48.18 feet to a point; thence N 43 26' 46" W for 36.30 feet to a point; thence N 55 51' 44" W for 73.85 feet; thence N 31 19' 55" E for 5.01 feet to a point; thence N 55 51' 44" W for 288.26 feet to a point in the southerly most existing right-of-way of Old Hickory Blvd; thence N 71 45' 57" E for 75.76 feet to the point of beginning and containing therein an area of 21,290.01 square feet, more or less.

Contained within the above described property, but explicitly retained as a permanent drainage easement is an area described as follows:

(B.) PERMANENT DRAINAGE EASEMENT WITHIN THE ABOVE DESCRIBED RIGHT-OF-WAY

Beginning at a point; said point being 106.97 feet along the right-of-way line of Brick Church Pike from the intersection of the southerly most right-of-way line of Old Hickory Blvd. and the westerly most right-of-way line of Brick Church Pike; thence S 55 51' 44" E for 181.29 feet to a point; thence S 31 19' 55" W for 5.01 feet to a point; thence S 55 51' 44" E for 73.85 feet to a point; thence S 43 26' 46" E for 36.30 feet to a point; thence N 21 18' 18" W for 48.18 feet to a point; thence N 51 10' 35" W for 222.17 feet to a point; thence S 76 29' 35" W for 44.18 feet to the point of beginning and containing therein an area of 6429.01 square feet, more or less.

Furthermore, it is agreed that the entire area of the excess right-of-way described above shall be retained temporarily as a construction easement for the construction of Project No. 88-R-4B.