247985

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

**GENERAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| State of Tennessee<br>511 Union St.<br>Suite 700<br>Nashville, Tenn.<br>37243-0299 | Same | Map 135-14-B<br>Parcel 39 |
| | 7947 09/13 0101 03CHECK | 12.00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIX THOUSAND DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto the STATE OF TENNESSEE ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Five on a plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 638, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Grantor by deed of record in Deed Book 8519, page 915, said Register's Office.

This is unimproved property known as Lot 5, Ransom Place - Commercial Portion, Phase One, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 13th day of September, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

By: _____
Title: President

90441
IDENTIF. ↑ REFERENCE

94 SEP 13 PM 1:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry C. McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand, at office, this 13th day of September, 1994.

Laura Lincoln
Notary Public

My Commission Expires:

3-28-97

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $306,000.00.

Clifford W. Hatch
Affiant

Sworn to and subscribed before me this 13th day of September, 1994.

Laura Lincoln
Notary Public

My Commission Expires:

3-28-97

**EXHIBIT A**

1. 1994 taxes, a lien due and payable, but not yet delinquent.

2. Easements as set forth in Book 8519, page 915, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, said Register's Office, in any allied instruments referred to in said restrictions, and in Amendment to Declaration of record in Book 9402, page 362, said Register's Office.

4. Easements as set forth in instruments recorded in Book 8614, page 862, Book 8614, page 944, Book 8614, page 946, and Book 8744, page 648, said Register's Office.

5. Easement to Electric Power Board, as set forth in instrument of record in Book 2649, page 593, said Register's office.

6. All matters shown on plat recorded in Book 6900, pages 922-through 924 and Book 6900, page 851, said Register's Office.

7. Restrictions shown on plat recorded in Book 7900, page 638, said Register's Office.

8. Easements and building setbacks as shown on plat recorded in Book 7900, page 638, said Register's Office.