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

Box 40-A

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

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 082-05
P/O PARCEL 165

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, Brett Massey, 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 according to Exhibit "A" attached hereto and incorporated herein by reference.

> Being a part of the same property conveyed to Brett Massey by deed from Third National Bank in Nashville, Trustee under the Will of Dorothy Massey Davis, deceased of record in Book 8705, page 364, Register's Office for Davidson County, Tennessee.

This is un improved property known as Map 082-05, Parcel 165, Nashville, Tennessee.

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 9th day of February, 1995.

Brett Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brett Massey, 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 this the 9th day of February, 1995.

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 $-0-/TAX EXEMPT - GOVERNMENTAL AGENCY.

Affiant

Subscribed and sworn to before me this 9 day of February, 1995.

Notary Public

My Commission Expires: 9/16/95

EXHIBIT "A"

A tract of land located in the First Civil District of Davidson County, Tennessee, and being Lots 86, 87, 88 and 89 on the Plan of McGavock City Park of Record in Plat Book 57, Page 101, R.O.D.C. and being more particularly described as follows:

Beginning at an old iron pin at the southwest corner of Second Avenue North and Van Buren Street and proceeding as follows:

1. With the south right-of-way of Van Buren Street North 62° 52′ 40" East a distance of 174.74′ to an old iron pin; thence,

2. Leaving the south right-of-way of Van Buren Street with the west line of the Brett Massey property of Record in Book 8705, Page 319, R.O.D.C. South 27° 07′ 02" East a distance of 199.66′ to an old iron pin; thence,

3. With the north line of the R. A. Connelly property of Record in Book 8705, Page 397, R.O.D.C. South 63° 05′ 04" West a distance of 174.65′ to an old iron pin in the east right-of-way of Second Avenue North; thence,

4. With the east right-of-way of Second Avenue North, North 27° 08′ 40" West a distance of 199.03′ to the point of beginning containing 0.799 Acres± or 34,824 square feet, according to a survey prepared by Turner Engineering Company dated October 19, 1994.

33737
IDENTIF. & REFERENCE
95 FEB 13 AM 10:22
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1279 02/12 0101 03CHECK 12.00