BOOK 9673 PG 283

FORM NO. WD-1

STATE OF FLORIDA
COUNTY OF LEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 1995

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 20, 1997

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., Attorney, 1230 First American Ctr, Nashville, TN 37238-1230
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
City of Berry Hill (NAME)	Same (NAME)	118-3-30
698 Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Claxton, Jr. and Betty Ruth Massey, in our capacities as co-trustees and in our individual capacities, and Betty McDonald HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The City of Berry Hill, an incorporated municipality located in Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, situated on Rosedale Avenue in the City of Berry Hill and more particularyl described as follows:

Beginning at an iron rod in the South right-of-way margin of Rosedale Avenue, said iron rod is 224.46' feet East of the intersection of the center line of Grissom Drive; thence with a curve to the left having the following characteristics: delta is equal to 7° 43' 00"; radius is equal to 401.97 feet; arch is equal to 54.13 feet; tangent is equal to 27.11 feet; chord is equal to S 65° 51' 16" E 54.10 feet to an iron pin S 73° 42' 46" E 367.46 feet to an iron pin; thence with a curve to the left having the followng characteristics: delta is equal to 11° 05' 49"; radius is equal to 401.79 feet; arch is equal to 77.85 feet; tangent is equal to 39.05 feet; chord is equal to S 79° 15' 40" E 77.73 feet to an iron rod; thence S 4° 09' 17" W 556.0 feet to an iron rod; thence N 85° 55' 03" W 491.57 feet to an iron rod; thence N 4° 25' 30" E 657.67 feet to the point of beginning, said tract containing 6.77 acres, more or less.

Being the same property conveyed to James M. Claxton, Jr. and Betty Ruth Massey, as co-trustees by Bettina McDonald, by Deed of Record in Book 7258, page 224, Registrar's Office of Davidson County, Tennessee.

The above description is based on a survey prepared by A&A Engineers, Inc., P.O.Box 40048, Nashville, TN 37204 on April 26, 1995.

unimproved (X)
This is improved ( ) property, known as 533 Rosedale Avenue, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 11th 12th day of May, 1995

James M. Claxton, Jr.
James M. Claxton, Jr., Individually and as Co-Trustee

Betty Ruth Massey
Betty Ruth Massey, Individually and as Co-Trustee

Bettina McDonald
Bettina McDonald

BOOK 9673 PG 284

STATE OF FLORIDA
Lee County

Personally appeared before me, Barbara G. Hawkins, a Notary Public in and for said County and State, the within named Betty Ruth Massey

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Fort Myers, Florida, this 12th day of May 1995.

Commission expires 9/24/98

Barbara G. Hawkins
Notary Public

OFFICIAL NOTARY SEAL
BARBARA G HAWKINS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC392454
MY COMMISSION EXP. SEPT 24,1998

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Barbara Haselton, a Notary Public in and for said County and State, the within named Bettina McDonald & James M. Claxton, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May 1995.

Commission expires June 25, 1997

Barbara Haselton
Notary Public

1550 05/16 0101 03CHECK 8.00

WARRANTY DEED

FROM
James M. Claxton, Jr.
Betty Ruth Massey
Bettina McDonald

TO
City of Berry Hill

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

61252
IDENTIFICATION REFERENCE

95 MAY 16 PM 2:24
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.