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 164
PARCEL 202

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, James H. Estes, Ira Jefferson Estes, III and Nancy Susan Estes McGee ("Grantor"), have bargained and sold, and by these presents do 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.

Emily Estes joins in the execution of this instrument for the sole purpose of conveying her interest in the Property as spouse of James H. Estes.

Ellie B. Estes joins in the execution of this instrument for the sole purpose of conveying her interest in the Property as spouse of Ira Jefferson Estes, III.

Jimmy L. McGee joins in the execution of this instrument for the sole purpose of conveying his interest in the Property as spouse of Nancy Susan Estes McGee.

This is unimproved property located on Hobson Pike in Antioch, 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 themselves, their 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 12th day of June, 1995.

James H. Estes

Emily Estes

Ira Jefferson Estes, III

Ellie B. Estes

Nancy Susan Estes McGee

Jimmy L. McGee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Estes and wife, Emily Estes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 12th day of June, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ira Jefferson Estes, III, and wife, Ellie B. Estes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 12th day of June, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy Susan Estes McGee and husband, Jimmy L. McGee, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 12th day of June, 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 12th day of June, 1995.

Notary Public

My Commission Expires: 9/16/95

00699657
IDENTIF. & REFERENCE

95 JUN 13 PM 2:47
FELIX E. NELSON II REGISTER
DAVIDSON COUNTY, TN.

3763 06/13 0101 03CHECK 16.00

EXHIBIT "A"

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE 2ND, FORMERLY THE 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, BEING A PART OF THE IRA J. ESTES AND WIFE FLORA BELLE ESTES PROPERTY, AS RECORDED IN DEED BOOK 936 PAGE 783 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF HOBSON PIKE AND PIHOOK ROAD, THE NORTHWEST CORNER OF THIS TRACT;

(1) THENCE NORTH 54°04'20" EAST 50.46 FEET TO A CONCRETE MONUMENT IN THE SOUTH RIGHT-OF-WAY OF PINHOOK ROAD;

(2) THENCE WITH SOUTH RIGHT-OF-WAY SOUTH 81°44'16" EAST 59.44 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF HOLLIS POPE'S PROPERTY AS RECORDED IN DEED BOOK 1643 PAGE 499, REGISTER'S OFFICE OF DAVIDSON COUNTY;

(3) THENCE SOUTH 14°04'55" WEST 180.11 FEET TO AN IRON PIN IN HOLLIS POPE'S SOUTHWEST CORNER;

(4) THENCE WITH HOLLIS POPE'S SOUTH PROPERTY LINE AND FENCE SOUTH 69°10'39" EAST 487.98 FEET TO AN IRON PIN SET;

(5) THENCE CONTINUING WITH HOLLIS POPE'S SOUTH PROPERTY LINE AND FENCE, NORTH 79°49'30" EAST 470.95 FEET TO AN IRON PIN SET IN THE SOUTH EAST CORNER OF HOLLIS POPE'S PROPERTY;

(6) THENCE NORTH 11°39'32" WEST 101.55 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF HOLLIS POPE'S PROPERTY;

(7) THENCE WITH MICHAEL MAY'S SOUTH PROPERTY LINE, RECORDED IN DEED BOOK 5959 PAGE 59, SOUTH 80°56'44" EAST 597.39 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF HAROLD L. HARDEN, JR.'S PROPERTY LINE, AS RECORDED IN DEED BOOK 6224 PAGE 605 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY;

(8) THENCE WITH HARDEN'S WEST PROPERTY LINE, SOUTH 07°28'55" WEST 372.02 FEET TO AN IRON PIN SET;

(9) THENCE WITH HARDEN'S SOUTH PROPERTY LINE, SOUTH 78°09'28" EAST 117.52 FEET TO AN IRON PIN SET IN A FENCE CORNER, THE NORTHWEST CORNER OF AGNES L. COWLEY'S PROPERTY AS RECORDED IN DEED BOOK 8535 PAGE 249;

(10) THENCE WITH FENCE AND THE WEST LINE AGNES L. COWLEY AND THELMA JEAN-PAINTER (AS RECORDED IN DEED BOOK 8295 PAGE 535), SOUTH 09°40'02" WEST 489.80 FEET TO AN IRON PIN FOUND IN FENCE LINE, THELMA JEAN-PAINTER'S SOUTHWEST CORNER;

(11) THENCE WITH LAND INVESTMENT AND DEVELOPEMENT CORPORATION'S PROPERTY, AS RECORDED IN DEED BOOK 6938 PAGE 738, CONTINUE WITH THEIR WEST LINE AND FENCE, SOUTH 09°36'10" WEST 385.00 FEET TO AN IRON PIN SET IN THE FENCE CORNER THE SOUTHEAST CORNER OF THE IRA J. ESTES PROPERTY AND THE NORTHEAST CORNER OF THELMA C. EVANS' PROPERTY, AS RECORDED IN DEED BOOK 3032 PAGE 135, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY;

(12) THENCE WITH THELMA C. EVANS' PROPERTY LINE AND FENCE, NORTH 88°59'13" WEST 377.08 FEET TO AN IRON PIN SET;

(13) THENCE CONTINUE WITH THELMA C. EVANS' PROPERTY LINE, NORTH 89°42'59" WEST 860.12 FEET TO AN IRON PIN SET IN A FENCE CORNER THE NORTHEAST CORNER OF PETER C. HOUGH'S PROPERTY, AS RECORDED IN DEED BOOK 6911 PAGE 184, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY;

(14) THENCE WITH PETER C. HOUGH'S NORTH PROPERTY LINE, NORTH 89°50'40" WEST 743.10 FEET TO AN IRON PIN SET;

(15) THENCE NORTH 85°03'32" WEST 110.40 FEET TO AN IRON PIN SET IN PETER C. HOUGH'S NORTHWEST CORNER AND THE SOUTHWEST CORNER OF IRA J. ESTES' PROPERTY, ALSO SAID POINT BEING IN THE EAST LINE OF BELZ-McDOWELL PROPERTIES, AS RECORDED IN DEED BOOK 4713 PAGE 303, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY;

(16) THENCE WITH BELZ-McDOWELL'S EAST LINE, NORTH 07°59'30" EAST 87.39 FEET TO AN IRON PIN SET IN THE EAST RIGHT-OF-WAY OF HOBSON PIKE;

(17) THENCE WITH EAST RIGHT-OF-WAY OF HOBSON PIKE, NORTH 54°40'04" EAST 29.57 FEET TO A CONCRETE MONUMENT;

(18) THENCE WITH EAST RIGHT-OF-WAY OF HOBSON PIKE, NORTH 45°17'17" EAST 182.84 FEET TO A CONCRETE MONUMENT;

(19) THENCE WITH EAST RIGHT-OF-WAY OF HOBSON PIKE AND A CURVE TO THE LEFT (HAVING A RADIUS OF 1185.91 FEET AND A CENTRAL ANGLE OF 37°44'32", A CHORD BEARING AND DISTANCE OF NORTH 28°22'20" EAST 767.14 FEET) 781.19 FEET TO A CONCRETE MONUMENT;

(20) THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY OF HOBSON PIKE, NORTH 09°30'03" EAST 572.09 FEET TO THE POINT OF BEGINNING, CONTAINING 2,253,676.835 SQUARE FEET OR 51.737 ACRES.

Being the same property conveyed to James H. Estes (a 1/2 interest), Ira Jefferson Estes, III (a 1/4 interest) and in Nancy Susan Estes McGee (a 1/4 interest) by deed from James H. Estes, Trustee of the Estate of Flora Belle Estes, deceased of record in Book 9590, page 976, Register's Office for Davidson County, Tennessee.

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