Pa 49 - PW - 30175

BK. 9978 PG 279

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IDENTIF. # REFERENCE

96 MAR 13 PM 4:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This Instrument prepared by:
LARRY DONELL BLANCHARD, ATTY
UNITED STATES POSTAL SERVICE
3980 DEKALB TECH PKY STE 840
ATLANTA, GEORGIA 30340-2778

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made and entered into this 12th day of March, 1996, by ANNE L. BANNISTER, a single person, Party of the First Part, and the UNITED STATES POSTAL SERVICE, Party of the Second Part.

WITNESS that for and in the consideration of the sum of TWO HUNDRED SIXTY SIX THOUSAND AND NO/100 (266,000.00) DOLLARS, cash in hand paid, the receipt whereof is hereby acknowledged, the Party of the First Part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said UNITED STATES POSTAL SERVICE the following described real estate, situate and being in the County of Davidson, State of Tennessee, and more particular described as follows:

Being a parcel or lot of land in Nashville, Davidson County, Tennessee and being Lot 26 of Block "J" on the 2nd Revised Plan, HIGHLANDS OF BELLE MEADE NO. 2 of record in Plat Book 1130 - Pages 71 and 72, Register's Office for said County, and being more particularly described as follows:

Beginning on a concrete monument (new) on the northerly right-of-way of Heady Drive at its intersection with

the easterly margin of Alley No. 2088, this being the southwest corner of this lot;

Thence, along margin of alley, N 33 ° 10′ 20″ E - 9.97′ to a concrete monument (new);

Thence, continuing with said alley, N 28° 37′ 20″ E - 328.71′ to a concrete monument (new) at the southwest corner of Phil Shelton Barksdale, Jr. (DB 9003 - PG 260):

Thence, leaving said alley along the southwesterly lines of Lots 1, 2 and 3 on the aforementioned subdivision plat, S 36° 33′ 37″ E - 139.57′ to a concrete monument (new) at the northwest corner of Lot 25, owned by John T. Watts and wife, Willie Rogers Watts (DB 1846 - PG 091);

Thence, with said lot 25, S 37′ 53′ 53″ W - 202.04′ to a concrete monument (new) in the northerly right-of way of Heady Drive;

Thence, with said right-of-way along a curve to the left having a delta of 04° 44′ 16″ a radius of 550.00′, an arch length of 45.48′, with the chord being N 54° 24′ 47″ W - 45.47′ to a concrete monument (old);

Thence, continuing with said right-of way, N 56° 59′ 37″ W - 49.92′ to the Point of Beginning and containing 0.58 Acres, more or less.

The foregoing description was prepared from boundary survey by Kevin A. Edmonson, Thomas, Miller and Partners, Registered Land Surveyor (Tennessee No. 1515), whose address is Building 2, Brentwood Commons, Suite 222, Brentwood, Tennessee 37027-4509, Drawing No. 96001, dated February 9, 1996.

Its parcel identification number is Parcel 113 - Tax Map 130-1.

Being the same property conveyed to Anne L. Bannister, by Deed of Record in Book 9113, Page 934, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto

belonging or anywise appertaining unto the said Party of the Second Part, its heirs, successors and assigns in fee simple forever.

TOGETHER with all right, title and interest of the Party of the First Part in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land, and together with all the improvements thereon and the appurtenances thereunto belonging and she does warrant the title against all persons whomsoever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that she is lawfully seized in fee of the aforedecribed real estate; that she has good right to sell and convey the same; and that the same is unencumbered.

ANNE L. BANISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $266,000.00.

Subscribed and Sworn to before me, this the 12th day of March, 1996.

THOMAS H. SCOTT NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Dec. 20, 1999

Commission Expires:

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared ANNE L. BANNISTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the within named bargainor, and that she as such, executed the foregoing instrument for the purposes therein contained by signing her name as her free act and deed.

Witness my hand and official seal, at office, in Nashville, Davidson County, Tennessee, this 12th day of March, 1996.

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO., TENN.

My Commission Expires:

My Commission Expires Dec. 20, 1999

Thomas H. Scott
Notary Public

8146 03/15/96 0001 CHECK 16.00

TAX PARCEL NUMBER 130-1-115

Property Address: 1088 Heady Drive

Return Tax Bill to: Property exempted per TCA 67 - 5 203

NAME AND ADDRESS OF NEW OWNER: UNITED STATES POSTAL SERVICE
3980 DEKALB TECH PKY STE 840
ATLANTA GA 30340-2778