BOX 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF May 19 96

NOTARY PUBLIC

My Commission expires: APR. 28, 1998

STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN GOVERNMENT (NAME)	SAME (NAME)	92-11-20
1214 CHURCH STREET (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 10050 PG 200

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

LARRY K. McCORMICK

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do **transfer and convey unto**

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

96 MAY 15 AM 10:28
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0181757

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

1642 05/13 0101 03CHECK 12.00

unimproved (X)
This is improved ( ) property, known as 501 24th Avenue, North - Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 13th day of May, 19 96.

LARRY K. McCORMICK

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10050 PG 201

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LARRY K. McCORMICK, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of May, 19 96.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Twenty-Fourth Avenue North and Clifton Avenue, being Lot Nos. 35, 36, 37, 38, and part of Lot Nos. 39, 40, and 41 as shown on the Plan of the McEwen Property, as of record in Plan Book No. 1, page 124, Chancery Court of Davidson County, Tennessee, and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated May 8, 1996, as follows:

Beginning at the point of intersection of the southerly right-of-way line of Clifton Avenue and the easterly right-of-way line of Twenty-Fourth Avenue, North; thence, with said southerly right-of-way line S 89°31' 55" E. 185.75 feet to an iron pin; thence leaving said right-of-way line with the westerly right-of-way line of Alley No. 930, S. 17°22'17" E. 445.98 feet to a point in the northerly right-of-way line of CSX Transportation Railroad; thence with said right-of-way line S. 39° 46' 43" W. 189 feet to a point; thence continuing with said right-of-way line S. 62°45' 49" W. 194.30 feet to an iron pin in the easterly right-of-way line of Twenty-Fourth Avenue, North; thence with said right-of-way line N 02° 11' 00" W. 661.82 feet to the point of beginning, containing 146,662 square feet or 3.37 acres, more or less.

Being the same property conveyed to Larry K. McCormick, by deed from W. Fred Williams, Successor Trustee, of record in Book 8458, page 681, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Title to that portion of the premises embraced within the bounds of any streets, roads, highways or alleys.

2. Easements, if any, retained by the Metropolitan Government with regard to any closed streets or alleys.

3. Matters shown on survey made by Barge, Waggoner, Sumner & Cannon, Inc., dated May 8, 1996.