BOOK 10210 PG 753 40-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00/TAX EXEMPT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 9/16/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metro Government (NAME)	New Owner (NAME)	Map 82-4
Suite 650, 222 Third Ave., N. (ADDRESS)	(ADDRESS)	Parcel 286
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gerald E. Houston, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of Nashville and 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:

SEE ATTACHED EXHIBIT A

02316 40
IDENTIF. & REFERENCE

96 OCT -1 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5251 10/01 0101 03CHECK 12.00

unimproved ( )
This is improved (X) property, known as 831 Seymour Avenue, Nashville, TN 37206
(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 my hand this 27th day of September, 19 96

Gerald E. Houston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald E. Houston, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September 19 96

Commission expires 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT A BOOK 10210 PG 755

TRACT NO. 1: Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 10 of Block "C" on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Book 843, page 25, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Gerald E. Houston by deed from Wade Berryman and wife, Vicki L. Berryman of record in Book 6896, page 400, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being part of Lot No. 10, Block "C" on the Plan of Nashville, Trust Company's Subdivision of the A. W. Shryer Property, of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 10 is a triangular parcel more particularly described as follows: beginning at a point in the easterly margin of Lot No. 10, 150 feet north of the northerly side of Seymour Avenue; thence north along the easterly margin of said Lot No. 10 to a point in the easterly right-of-way line of Ellington Parkway; thence southwestwardly along said easterly right-of-way line of Ellington Parkway to a point in the westerly margin of said Lot No. 10, 150 feet north of said Seymour Avenue; Thence eastwardly parallel to said Seymour Avenue along the northerly side of the land conveyed to Wade Berryman, et ux., by deed recorded in Book 5469, page 432, said Register's Office, 50 feet to the point of beginning.

Being the same property conveyed to Gerald E. Houston by Quitclaim Deed from Wade Berryman, unmarried, of record in Book 10210, page 749, Register's Office for Davidson County, Tennessee; and by Quitcliam Deed from Vicki L. Berryman, unmarried, of record in Book 10210, page 751, said Register's Office.

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