0259290

IDENTIF. + REFERENCE

51-B

BOOK 10302 PG 135

96 DEC 27 AM 11:00

PEGGY J. MCGRATH REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

LIMITED WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Cummins Station, L.L.C. **Suite 325** **209 10th Avenue South** **Nashville, Tennessee 37203**	**Same**	MAP 93-9 P/O PAR. 331

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Metropolitan Transit Authority ("Grantor"), has bargained and sold and does hereby transfer and convey unto Cummins Station, L.L.C., a Virginia limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Being in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being a portion of Lot One as shown on the recorded plat of Landport of record in Book 7900, Page 874, R.O.D.C., and being more particularly described as follows:

COMMENCE: at a point in the southerly right-of-way line of Demonbreun Street, said point being S 62° 50'22" W, 141.58 feet from the westerly right-of-way line of Tenth Avenue South;

THENCE: along said southerly right-of-way line of Demonbreun S 27° 03'05" E, 1.89 feet to the true point of beginning;

THENCE: leaving said southerly right-of-way line with the westerly line of said Cummins Station, L.L.C., property of record in Book 9334, Page 760, R.O.D.C., S 27° 03'05" E, 585.96 feet to a point;

THENCE: with a curve to the left 41.57 feet to a point said curve having a central angle of 02° 01'01", a radius of 1.180.89 feet, a tangent of 20.79 feet and a chord of S 28° 04'20" E, 41.57 feet to a point;

THENCE: leaving said westerly line the following calls:
S 62° 59'59" W, 26.13 feet to a point;
N 27° 00'01" W, 627.40 feet to a point in the southerly right-of-way line of Demonbreun Street;

THENCE: with a said southerly right-of-way line N 62° 44'00" E, 24.83 feet to a point of beginning.

Containing 15,764 square feet or 0.36 acres, more or less.

Being part of the property conveyed to Metropolitan Transit Authority by DEED, of record in Book 9649 page 515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the improvements, rights, privileges, appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 19th day of December, 1996.

METROPOLITAN TRANSIT AUTHORITY

By: Wallace E. Nance
Wallace E. Nance
Chairman, Board of Directors

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Wallace E. Nance
AFFIANT

Subscribed and sworn to before me, this 19th **day of** December, 1996

Jacqueline Curtis
NOTARY PUBLIC

JACQUELINE O'B. KIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 25, 2000

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that [he/she/they] executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this ___ day of _____, 199___.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jacqueline Orr Wiggins, a Notary Public in and for said County and State, Wallace E. Nance, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman, Board of Directors, of Metropolitan Transit Authority, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of December, 1996.

Jacqueline Orr Wiggins
NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

March 25, 2000

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