BOOK 11275 PAGE 63

40A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 9/15/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government of (NAME)	TAX EXEMPT/GOVERNMENTAL AGENCY (NAME)	Map 161
Suite 650, 222 Third Ave., N. (ADDRESS)	(ADDRESS)	Parcels 29 & 30
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, Edward R. Cunningham and wife, Judy Z. Cunningham

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

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

053104 I
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 4:08
[illegible] REGISTER
DAVIDSON COUNTY, TN.

6890 12/30 0101 RECORDING 14.00

unimproved ( )
This is improved (X) property, known as 6.74 acres, Edmondson Pike, Nashville, Tennessee 37211
(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 our hand s this 30th day of December 19 98

Edward R. Cunningham

Judy Z. Cunningham

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 Edward R. Cunningham and wife, Judy Z. Cunningham

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 30th day of December 19 98

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

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

EXHIBIT "A"

TRACT I (Map 161, Parcel 29): Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by J. L. Murphy and Company, Surveyors, February 7, 1961, as follows:

Beginning on the westerly margin of the Edmondson Pike at a point 662.39 feet south of the southerly line of the J. K. Hill tract; thence with the westerly line of said Pike, South 1 deg. west 231.36 feet to the northeast corner of the property conveyed to Robert L. Gunter and wife, by deed from J. R. Road Real Estate Co., Inc., of record in Book 3184, page 329, register's Office for said County; thence with the northerly line of Gunter property North 79 deg. 2' West 753.47 feet; thence North 2 deg. 14' West 184 feet; thence South 82 deg. 44' East 757.04 feet to the beginning.

Being part of the same property conveyed to Edward R. Cunningham and wife, Judy Z. Cunningham by deed from Lannie L. Boswell and wife, Doris L. Boswell of record in Book 5222, page 573, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed by Quitclaim Deed from Edward R. Cunningham and wife, Judy Z. Cunningham to Wilbur H. Cate, Jr. and wife, Gail M. Cate of record in Book 10895, page 607, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of real property on Edmondson Pike in the 31st Council District of Nashville, Davidson County, TN and being more particularly described as follows:

Beginning at an iron rod in the Northwest corner of the property conveyed to Edward R. Cunningham, et ux as of record in Book 5222, page 573, Register's Office for Davidson County, Tennessee; said rod also being the Southwest corner of the property conveyed to Wilbur H. Cate, Jr. and wife, Gale M. Cate, by deed as of record in Book 4263, page 323, Register's Office of Davidson County, Tennessee thence with the common line between Cunningham and Cate South 78 degrees 35 minutes 49 seconds East a distance of 433.05 feet to a point; thence North 80 degrees 24 minutes 17 seconds West a distance of 430.79 feet to a point in the common line with "Zone Lot Division Lots 7 & 8 Section 1 Brentwood Meadows as of record in Book 6250, page 231; thence with said common line North 1 degrees 04 minutes 32 seconds East a distance of 13.81 feet to the point of beginning containing 2942.59 square feet or 0.068 acres more or less.

TRACT II (Map 161-formerly Parcel 28, now part of Parcel 29): Being a tract of real property on Edomondson Pike in the 31st Council District of Nashville, Davidson County, TN and being more particularly described as follows:

Beginning at an iron road in the western right of way of Edmondson Pike (60 foot) said rod being the Northeast corner of the property conveyed to Edward R. Cunningham and wife, Judy Z. Cunningham, as of record in Book 5222, page 573, Register's Office of Davidson County, Tennessee; thence with the common line between Cunningham and Cate North 78 degrees 35 minutes 49 seconds East a distance of 324.46 feet to a point; thence South 80 degrees 24 minutes 17 seconds East a distance of 323.50 feet to a point in the Western right of way of Edmondson Pike; thence with said right of way South 05 degrees 07 minutes 43 seconds West 10.27 feet to the point of beginning containing 1655.68 square feet or 0.038 acres more or less.

Being the same property conveyed to Edward R. Cunningham and wife, Judy Z. Cunningham by deed from Wilbur H. Cate, Jr. and wife, Gail M. Cate of record in Book 10895, page 109, Register's Office for Davidson County, Tennessee.

TRACT III (Map 161-Parcel 30): A tract of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Michael V. Holmes & Associates, Inc. dated August 25, 1983, as follows:

Beginning at a concrete monument in the westerly margin of Edmonson Pike; thence leaving said margin of Edmonson Pike north 77 deg. 39' 52" west 745.74 feet to an iron pin. Thence north 1 deg. 46' 42" west 184.00 feet to an iron pin. Thence south 78 deg. 57' 37" east 751.24 feet to an iron pin. In the westerly margin of Edmonson Pike. Thence with the westerly margin of Edmonson Pike south with the westerly margin of Edmonson Pike south 0 deg. 53' 26" west 199.40 feet to the point of beginning containing 3.22 acres more or less.

Being the same property conveyed to Edward R. Cunningham and wife, Judy Z. Cunningham by deed from E. Eugene Frost, Flora Mai Frost Little, Marie Frost Pyburn and Charles D. Frost of record in book 6140, page 42, Register's Office for Davidson County, Tennessee.