40-A

BOOK 11617 PAGE 896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 425,000.00 /TAX EXEMPT - GOVERNMENTAL AGENCY

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 99.

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(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	TAX EXEMPT - GOVERNMENTAL AGENCY	Map 173
(NAME)	(NAME)	
Suite 650, 222 Third Ave. N.		Parcel 45
(ADDRESS)	(ADDRESS)	
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, Lynden Springs, LLC, a Tennessee limited liability corporation

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

5588 08/12 0101 03CHECK 14.00

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations, restrictions and easements as may affect the premises.

99 AUG 12 PM 3:31
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0623846
IDENTIF. & REFERENCE

unimproved (X)
This is improved ( ) property, known as Map 173, Par. 45, Blue Hole Road, Antioch, TN 37013
(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 12th day of August 19 99

Lynden Springs, LLC

By:
Steve Dotson, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Steve Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and the Chief Manager of LYNDEN SPRINGS, LLC, the within named bargainor, a limited liability company, and that he as such Member and Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member and Chief Manager.

Witness my hand and official seal this the 12th day of August, 1999.

Notary Public

My Commission Expires: 9/18/99

Exhibit A

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the westerly right-of-way line of Blue Hole Road, 50 feet in width, and the northerly property line of the property of Riddle and Rose, as of record in Deed Book 9240, page 481, at the Register's Office for Davidson County, Tennessee, also being Lot 3 on the final plat of Lewis Estates, as of record in Plat Book 6200, page 388, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Blue Hole Road with the northerly property line of Riddle and Rose, being Lot 3 of said Lewis Estates, the northerly property line of Riddle and Rose, as of record in Deed Book 9240, page 481, at the Register's Office for Davidson County, Tennessee. Being Lot 2 of said Lewis Estates, and the northerly property line of the property of Michael D. and Karen S. Creel, as of record in Deed Book 11162, page 665, at the Register's Office for Davidson County, Tennessee, being Lot 1 of said Lewis Estates, South 79 deg. 27 min. 03 sec. West, 749.71 feet to an existing iron rod in the easterly property line of the property of Daisy C. Gossett, as of record in Deed Book 1578, page 423, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Daisy C. Gossett, North 05 deg. 08 min. 02 sec. East, 222.81 feet to an iron rod set;

Thence North 84 deg. 29 min. 06 sec. West, 489.36 feet to an iron rod set;

Thence North 08 deg. 57 min. 52 sec. East, 593.40 feet to an iron rod set in the southerly property line of the property of Pine Oak Properties, II, LP, as of record in Deed Book 10881, page 126, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Pine Oak Properties, II, LP, South 82 deg. 58 min. 17 sec. East, 492.08 feet to an existing iron road at a corner common with the property of James P. Freeman, as of record in Deed Book 8883, page 474, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of James P. Freeman, South 83 deg. 13 min. 31 sec. East, 297.90 feet to an existing iron rod in the westerly right-of-way line of said Blue Hold Road;

Thence with the westerly right-of-way line of Blue Hole Road, South 43 deg. 24 min. 58 sec. East, 159.80 feet to an existing iron rod;

Thence along a curve (non-tangent) to the right, with an arc length of 219.97 feet, the radius of which is 476.72 feet, the central angle of which is 26 deg. 26 min. 14 sec. the chord of which is South 33 deg. 32 min. 20 sec. East, 218.02 feet to an existing iron rod;

Thence South 23 deg. 26 min. 13 sec. East, 193.87 feet to an existing iron rod;

Thence along a curve (non-tangent) to the right, with an arc length of 155.40 feet, the radius of which is 719.76 feet, the central angle of which is 12 deg. 22 min. 14 sec. the chord of which is south 15 deg. 11 min. 29 sec. East 155.10 feet to the point of beginning, containing 691,928 square feet 15.884 acres more or less).

Being the same property conveyed to Lynden Springs, LLC, by deed from Marilyn Joyce Frey, of record in Book 11530, page 480, said Register's Office.