40-A

WARRANTY DEED

BOOK 11725 PAGE 937

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00 /Exempt

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES 7/26/2003
(AFFIX SEAL) My Commission Expires July 26, 2003

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 (NAME)	TAX EXEMPT/GOVERNMENTAL AGENCY (NAME)	MAP 83-2
222 Third Avenue North, Suite 650 (ADDRESS)	(ADDRESS)	PARCEL 320
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, James L. Broughton and wife, Letanga Broughton

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.

99 NOV -1 PM 3:43
REGISTER
DAVIDSON CO. TN.

REFERENCE
0652043

unimproved ( )
This is improved (X) property, known as Map 83-2, Parcel 320, 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 our hand s this 28th day of October 19 99

James L. Broughton
James L. Broughton

Letanga Broughton
Letanga Broughton

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 James L. Broughton and wife, Letanda B. Broughton

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, Davidson County, Tennessee, this 28th day of October.

Commission expires 7/26/2003

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

14.00 DEED TAX 03/11/2003 10:01 AM

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 11 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, August 29, 1949, as follows:

Beginning at a point on the easterly margin of Scott Avenue 5 feet northerly from the northwest corner of a tract of land conveyed to Lorene Lott Bean by deed from Walter M. Lott and wife, of record in Book 1557, page 636, said Register's Office; thence with the easterly margin of said Scott Avenue, northwardly 85 feet to the southwest corner of the Bailey School Lot; thence with the southern boundary line of said Bailey School Lot, South 88 deg. 15' East 400 feet to the northwest corner of a part of Lot Nos. 11 and 12 conveyed to Mary Ruth Taylor Walters by deed from Charles R. Land, of record in Book 1761, page 47, Register's Office for said County; thence with the western boundary line of said Walters' property, southwardly 80 feet to a point in the northern boundary line of a part of said Lot Nos. 11 and 12 conveyed to William E. Bibb and wife, by deed from Charles R. Land of record in Book 1757, page 235, said Register's Office; thence with the northern boundary line of said Bibb's property, North 88 deg. 15' West 200 feet to the northwest corner of said Bibb's property; thence continuing in the same direction 200 feet, in all 400 feet, to the beginning.

Being the same property conveyed to James Broughton and wife, Letanga Broughton, by deed from Amelia C. Joyner Scruggs and husband, William Scruggs, Jr., of record in Book 9742, page 454, said Register's Office.