PICK-UP

Instr:200006020054879 Page: 1 OF 3
REC'D FOR REC 06/02/2000 8:44:12AM
RECORD FEE: $14.00
T. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
City of Goodlettsville 105 South Main Street Goodlettsville,TN 37072	Same	026-01-0-001 026-01-0-002

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNION PLANTERS BANK, N.A. AS SUCCESSOR IN INTEREST TO BANK OF GOODLETTSVILLE BY ACQUISITION**, has this day bargained and sold, and does hereby transfer and convey unto the said **CITY OF GOODLETTSVILLE, A MUNICIPAL CORPORATION**, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract One
Being a tract of land in the City of Goodlettsville, also lying in the 10th Councilmanic District of Davidson County, Tennessee, being more particularly described according to a survey made by R. L. Montoya Land Surveying, Inc., dated May 11, 2000, as follows:

BEGINNING at a point on the easterly margin of Dickerson Pike, said point being the southwest most corner of the herein described parcel, thence; along the said margin, North 3 degrees 37 minutes 30 seconds West, 261.27 feet, to a point, said point falling at the intersection of the easterly margin of Dickerson Pike and the Westerly margin of Two Mile Pike, thence along the aforementioned margin of Two Mile Pike, South 46 degrees 20 minutes 12 seconds East, 311.60 feet, to a point, thence; continuing along said margin, around a curve to the right, said curve having a radius of 131.63 feet, and arc length of 40.91 feet, a chord distance of 40.75 feet, a delta angle of 17 degrees 48 minutes 26 seconds, and a tangent length of 20.62 feet to a point, said point being the southeasterly most corner of the herein described parcel, thence; leaving said margin, South 85 degrees 06 minutes 06 seconds West, 140.99 feet, to a point, thence; South 89 degrees 15 minutes 15 seconds West, 93.20 feet, to the point of beginning, containing 32,074.25 square feet and/or 0.736 acres more or less.

Being the same property conveyed to Bank of Goodlettsville, by deed recorded in Book 1941, page 443, Register's Office for Davidson County, Tennessee.

Tract Two
Being a tract of land in the City of Goodlettsville, also lying in the 10th Councilmanic District of Davidson County, Tennessee, being more particularly described

according to a survey by R. L. Montoya Land Surveying, Inc., dated May 11, 2000, as follows:

BEGINNING at a point on the easterly margin of Dickerson Pike, said point being the northwesterly most corner of the herein described parcel, this also being the south west corner of tract 1 described above, thence; leaving said margin, North 89 degrees 15 minutes 15 seconds East, 93.20 feet, to a point, thence; North 85 degrees 06 minutes 06 seconds East, 140.99 feet, to a point, said point being the northeasterly most corner of the herein described parcel and also falling on the westerly margin of Two Mile Pike, thence; continuing along said margin, following a curve to the right, said curve having a radius of 131.63 feet, an arc length of 56.74 feet, a chord distance of 56.30 feet, a delta angle of 24 degrees 41 minutes 52 seconds, and a tangent distance of 28.82 feet, to a point, thence; continuing along said margin, South 3 degrees 49 minutes 50 seconds East, 30.00 feet, to a point, thence; continuing along said margin, around a curve to the right, said curve having a radius of 24.76 feet, an arc length of 38.89 feet, a chord distance of 35.01 feet, a delta angle of 89 degrees 59 minutes 36 seconds, and a tangent distance of 24.76 feet, to a point, said point falling on the northerly margin of Long Hollow Pike, thence; continuing along said margin, South 86 degrees 10 minutes 10 seconds West, 177.24 feet, to a point, thence; continuing along said margin, following a curve to the right, said curve having a radius of 37.34 feet, and arc length of 58.78 feet, a chord distance of 52.90 feet, a delta angle of 90 degrees 11 minutes 39 seconds, and a tangent distance of 37.47 feet, to a point, said point falling on the easterly margin of Dickerson Pike, thence; with a jog in the right-of-way, South 86 degrees 22 mins 30 seconds West, 7.00 feet, to a point, said point also falling on the easterly margin of Dickerson Pike, thence; with said margin, North 3 degrees 37 minutes 30 seconds West, 74.65 feet, to the point of beginning, containing 25,922.62 square feet and/or 0.595 acres more or less.

Being the same property conveyed to Bank of Goodlettsville, by deed recorded in Book 5100, page 171, said Register's Office.

The following shall be a deed restriction imposed upon this transfer and any subsequent transfer for a period of twenty-five (25) years:

The Owner of the Property or any of Owner's Tenants will not use the Property in such a way that said use would compete with the business activity of UNION PLANTERS BANK, N.A., a financial institution. These uses would include but not be limited to; title loan companies, cash advance companies, mortgage loan brokers or bankers, automated teller machines, competing banks, insurance companies, or anyone offering stocks, bonds, mutual funds, annuities, or investment opportunities, where a license is required to make such offers.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $700,000.00.
Subscribed and sworn to before me Bobby Jones Mayfield
this 15th day of May, 2000. Affiant
My Commission Expires: My Commission Expires NOV. 24, 2001 Debbie D Dunn
Notary Public

This is improved property located at 100 South Main Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

It further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th day of May, 2000.

UNION PLANTERS BANK, N.A. AS SUCCESSOR IN INTEREST TO BANK OF GOODLETTSVILLE BY ACQUISITION

BY: Daniel R. Hawkins
DANIEL R. HAWKINS
PRESIDENT AND CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appearance DANIEL R. HAWKINS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and CEO of the Union Planters Bank, N.A., the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Union Planters Bank, N.A. by himself as President and CEO.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of May, 2000.

Debbie D Dunn
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 24, 2001