Box 28A

01070068

**OLD REPUBLIC**
**National Title Insurance Company**
**201 Fourth Avenue North Suite 150**
**Nashville, Tennessee 37219-2011**

Davidson County DEEDWARR
Recvd: 07/25/01 09:51 2pgs
Fees:12.00 Taxes:0.00

20010725-0078796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2001.

Melissa Marsh
NOTARY PUBLIC

My Commission expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON | SAME | Map:91-08 Parcel:304.00 |
| (NAME) 1214 Church Street | (NAME) | Map: Parcel: |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | Map: Parcel: |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FILE # 01070068**

## Warranty Deed

For and in Consideration Of the sum of $8,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**WILLIAM J. GROOM**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON AND COUNTY**
,ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 5 on the Map of the re-subdivision of parts of lots 13, 19, 20 and 21 Clifton, as of record in Book No. 421, page 49, Register's Office for said County, and 25 by 124 feet of the lot on said plan marked "Cumb. Tel. & Tel. Co." immediately west of said Lot No. 5.

Being the same property conveyed to William J. Groom by Final Decree Confirming Sale of record in Instrument No. 20000114-0005163, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

This is improved property known as 4108 CLIFTON AVENUE, NASHVILLE, Tennessee 37072

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 24th day of July, 2001

William J. Groom
WILLIAM J. GROOM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM J. GROOM, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 24th day of July, 2001.

Melissa Meeks
NOTARY PUBLIC

My Commission expires:
May 26-2003

