TAX MAP: 93-7
PARCEL: 4, 12 & 25

ELISE STEINER SMALL, et al

WARRANTY DEED

Project:	County:	Tract:
BR-STP-3245(1)	1st C.D. Davidson	12, 13 & 16
19958 2792 94		

KNOW ALL MEN BY THESE PRESENTS, That we, **Elise Steiner Small, Emily Ann Magid and Shelby Land Company, LLC** as tenants in common (collectively herein the "Grantor") have bargained and sold, and by these presents do transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE** (the "Grantor") the land and/or land rights more particularly described as follows:

This instrument and the property description below were prepared from the plans of the captioned project by:

Tennessee Department of Transportation
6601 Centennial Boulevard
Nashville, Tennessee 37243-0360

Tract 12 -- Beginning at a point in the existing south margin of CSX Railroad, said point being 54.134 right of Gateway Boulevard proposed centerline station 20+745.640; thence with the proposed east margin of Gateway Boulevard south 15° 36' 02" west 231.148' to a point, said point being 54.134' right of Gateway Boulevard proposed centerline station 20+675.186; thence with the proposed north margin of Gateway Boulevard south 74° 25' 41" east 12.007' to a point, said point being 66.142' right to Gateway Boulevard proposed centerline station 20+675.187; thence with the proposed east margin of Gateway Boulevard south 15° 36' 02" west 94.577' to a point said point being 66.142' right of Gateway Boulevard proposed centerline station 20+646.360; thence with the proposed north margin of Gateway Boulevard south 75° 34' 13" east 27.031' to a point, point being 85.328' right of Gateway Boulevard proposed centerline station 20+646.481; thence with the proposed east margin of Gateway Boulevard south 15° 04' 36" west 32.372' to a point, said point being 86.004' right of Gateway Boulevard proposed centerline station 20+636.407; thence with the north boundary of the Cumberland River (1) north 59° 54' 00" west 156.476' to a point; (2) north 56° 30' 00" west 276.00 feet (3) north 59° 54' 00" west (Deed) 105.60 feet to a point; thence with the northwest boundary of the herein described property north 35° 30' 00" east 475 feet more or less (Deed) to a point; thence with said Railroad having a 1922.36' radius curve left and easterly 368 feet more or less to the point of beginning, containing 3.455 acres and being part of the same property conveyed by Stephen C. Small, Trustee to Elise Steiner Small as of record in Book 6791, page 172, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, T.C.A.

By this instrument the Grantor hereby conveys an easement for the construction of a working area for erosion control and construction outside of the proposed right of way line. The title to the below described land remains vested in the Grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

Davidson County DEEDWARR
Recvd: 10/24/01 15:00 5pgs
Fees:27.00 Taxes:0.00
20011024-0116468

Beginning at the point of intersection of the existing south margin of CSX Railroad and the proposed east margin of Gateway Boulevard, said point of intersection being 54.133' right of Gateway Boulevard proposed centerline station 20+745.640; thence with said Railroad having a 1922.36' radius curve left and easterly 45' more or less to a point; thence with the proposed margin of the herein described working area (1) southerly 123' more or less (2) having a 164.04' radius curve right and southerly 287' more or less to a point; thence with the north boundary of the Cumberland River north 59°54' 00" west 76' more or less to a point, said point being 86.004' right of Gateway Boulevard proposed centerline station 20+636.407; thence with the proposed east margin of Gateway Boulevard north 15° 04' 36" east 32.372' to a point; thence with the proposed north margin of Gateway Boulevard north 75°34' 13" west 27.031' to a point; thence with the proposed east margin of Gateway Boulevard north 15° 36' 01' east 70.866 to a point; thence with the proposed north margin of Gateway Boulevard north 74°25' 41" west 12.007' to a point; thence with the proposed east margin of Gateway Boulevard north 15°36' 02" east 231.138' to the point of beginning, containing 16815 square feet.

Tract 13 -- Beginning at the point of intersection of the existing west margin of South 1st Street and the southeast boundary of the Metropolitan Development and Housing Agency, said point of intersection being 2.264' right of Gateway Boulevard proposed centerline station 20+826.500; thence with said existing margin southerly 82' more or less to a point, said point being 54.134' right of Gateway Boulevard proposed centerline station 20+807.692; thence with the proposed east margin of Gateway Boulevard south 15° 36' 02" west 177.795' to a point, said point being 54.134' right of Gateway Boulevard proposed centerline station 20+753.500; thence with the existing north margin of CSX Railroad having a 1897.36' radius curve right and westerly 146' more or less to a point; thence with the said boundary north 41° 42' 46" east 216.70' to the point of beginning, containing 0.486 acres and being part of the same property conveyed by Stephen C. Small, Trustee to Elise Steiner Small as of record in Book 6791, page 172, Register's Office for Davidson County, Tennessee

The above described property is hereby conveyed in fee simple and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, T.C.A.

By this instrument the Grantor hereby conveys an easement for the construction of a working area for erosion control and construction outside of the proposed right of way line. The title to the below described land remains vested in the Grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

Beginning at the point of intersection of the existing west margin of South 1st Street and the proposed east margin of Gateway Boulevard, said point of intersection being 54.134' right of Gateway Boulevard proposed centerline station 20+807.692; thence with said existing west margin southerly 69' more or less to a point; thence with the proposed margin of the herein described working area southerly 135' more or less to a point; thence with said existing north margin of CSX Railroad having a 1897.36' radius curve right and westerly 44' more or less to a point; thence with said proposed east margin north 15° 36' 012" east 177.795 to the point of beginning, containing 4453 square feet.

Tract 16 -- Beginning at a point in the existing east margin of South 1st Street, said point being 77.17' right of Gateway Boulevard proposed centerline station 20+827.76; thence with said existing margin northerly 144' more or less to a point, said point being 15.478' left of Gateway Boulevard proposed centerline station 20+861.460; thence with the proposed south margin of Gateway Boulevard north 65° 24' 34" east 91.49' to a point, said point being 54.734' right of Gateway Boulevard proposed centerline station 20+879.457; thence with the proposed east margin of Gateway Boulevard south 15° 36' 02"west 107.09' to a point, said point being 54.134' right of Gateway Boulevard proposed centerline station 20+846.816; thence with the proposed north margin of Gateway Boulevard south 74° 23' 58" east 23.031' to a point, said point being 77.165' right of Gateway Boulevard proposed

centerline station 20+846.816; thence with the proposed east margin of Gateway Boulevard south 15° 36'02" west 60' more or less to the point of beginning, containing 0.140 acres and being part of the same property conveyed by Stephen C. Small, Trustee to Elise Steiner Small as of record in Book 6791, page 172, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, T.C.A.

By this instrument the Grantor hereby conveys an easement for the construction of a working area for erosion control and construction outside of the proposed right of way line. The title to the below described land remains vested in the Grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

Beginning at the point of intersection of the existing east margin of South 1st Street and the proposed east margin of Gateway Boulevard, said point of intersection being 77.17' right of Gateway Boulevard proposed centerline station 29+827.76; thence with said proposed east margin north 15° 36' 03" east 64' more or less to a point; thence with the proposed north margin of Gateway Boulevard north 74° 23' 57" west 23.031' to a point; thence with said proposed east margin north 15°36' 03 east 107.09' to a point; thence with the north boundary of the herein described property north 65° 24' 34 east 43' more or less to a point; thence with the proposed margin of the herein described working area (1) southerly 87' more or less (2) southeasterly 12' more or less (3) southeasterly 33' more or less (4) southerly 102' more or less to a point; thence with said existing margin northerly 33' more or less to the point of beginning, containing 0.133 acres.

The consideration of $5,386,827.40 for the property referenced in this document includes payment for property taken in fee simple, any and all easements (including construction, slope etc.) whether permanent or temporary, any slopes, and any other additions - features specifically noted herein or appearing in the Department of Transportation plans of the captioned project/tract. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under Tennessee laws of eminent domain, including all tenant relocation costs.

NEW OWNER: Metropolitan Government of Nashville
And Davidson County, Tennessee
Courthouse
Nashville, Tennessee

SEND TAX BILLS TO: Exempt

This conveyance is made in consideration of Five Million Three Hundred Eighty-Six Thousand Eight Hundred Twenty-Seven and 40/100 ($5,386,827.40) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said Grantee. We covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered by prior liens.

Conveyance is subject to easements and restrictions as may appear of record.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ~~State of Tennessee~~ against the lawful claims

Metropolitan Government of Nashville and Davidson County TN

ESS

of all persons whomsoever.

WITNESS our hands this 8th day of October, 2001.

Emily Ann Magid
EMILY ANN MAGID

SHELBY LAND COMPANY, LLC

BY: Adam J. Lief
ITS: Chief Manager

Elise Steiner Small
ELISE STEINER SMALL

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 **EMILY ANN MAGID**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: July 26th 2003

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Barrow)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELISE STEINER SMALL**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 9th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: Notary Public, Barrow County, Georgia My Commission Expires May 12, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

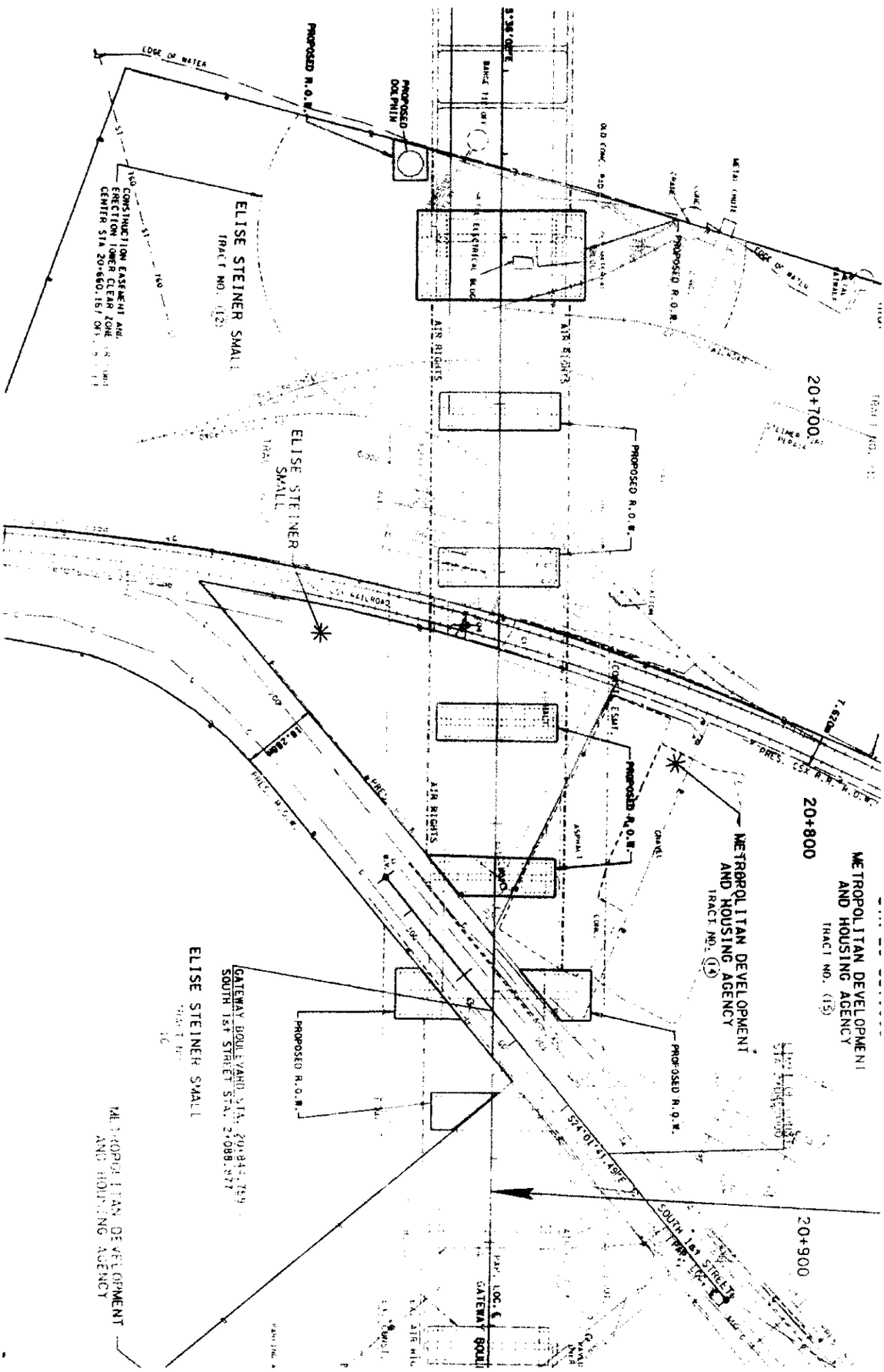
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam J. Lief, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager, authorized to execute this instrument on behalf of **SHELBY LAND COMPANY, LLC**, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at office on this the 8th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

PROJECT MAP



State Project No. 19958-2792-94 County Davidson Tract No. 12/13/16

Federal Project No. BR-STP-3245 (1) Name of Appraiser Sam Baggett

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