40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ Exempt 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE ANDREW B. GIBSON DAVIDSON COUNTY, TENN.

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 172
222 Third Ave. N., Ste. 701 (ADDRESS)	(ADDRESS)	PARCEL 94
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, Lonzo C. Mayfield and wife, Stella Gillespie Mayfield

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

Davidson County DEEDWARR
Recvd: 02/27/02 15:15 3pgs
Fees:17.00 Taxes:0.00
20020227-0025270

This conveyance is made subject to the following:

1. Easement for sanitary sewer and/or storm drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10419, page 492, Register's Office for said County.

2. All matters shown on the Plan of record in Plat Book 421, page 146, Register's Office for Davidson County, Tennessee.

3. Right of Way to the State of Tennessee of record in Book 2021, page 374, said Register's Office.

4. Permit to Trim Trees of record in Book 1113, page 606, said Register's Office.

unimproved ( )
This is improved (X) property, known as 6211 Nolensville Pike, Nashville, TN 37211
(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 27th day of February, 2002

Lonzo C. Mayfield
Lonzo C. Mayfield

Stella Gillespie Mayfield
Stella Gillespie Mayfield

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 Lonzo C. Mayfield and wife, Stella Gillespie Mayfield

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, Tennessee, this 27th day of February, 2002

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ 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 _____.

Witness my hand and official seal at office at My Commission Expires July 26, 2003 on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of Marshall T. Polk's Farm, as of record in Book 421, page 146, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, March 31, 1959, as follows:

Beginning at a point on the westerly margin of Nolensville Pike at the corner of Lots Nos. 3 and 4 on said plan; thence with the westerly margin of said Pike north 42 deg. 06 minutes west 842 feet to a highway monument; thence south 47 deg. 54' west 15 feet to a monument; thence north 42 deg. west 81 feet; thence south 64 deg. west 69 feet to a point in the eastern boundary line of a tract marked "Turbeville Tract" on said plan; thence with said "Turbeville Tract" south 18 deg. east 69 feet, and north 79 deg. west passing the southwest corner of said tract at 1,625 feet, in all 1,680 feet; thence south 18 deg. 15' east 840 feet; thence south 87 deg. 10' east 2,059 feet to the beginning.

Being Tract No. 2 containing 28.21 acres, more or less, as shown on said survey of Z. J. Wilkinson, Surveyor.

Being the same property conveyed to Lonzo C. Mayfield and wife, Stella Gillespie Mayfield, with a life estate to Agnes Baker Gillespie by deed from Charles C. Morrow, Trustee of record in Book 4110, page 839, said Register's Office. The said Agnes Baker Gillespie has since died.