40-A

PROJECT NAME: RUBY MAJOR ELEMENTARY SCHOOL/MCGAVOCK CLUSTER

WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00 TAX EXEMPT/ GOVT. AGENCY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2002

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

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 98
222 Third Ave. N., Ste 701 (ADDRESS)	(ADDRESS)	PARCELS 101 AND
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	163

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, Mary Gladys Hagar George, Robert Curtis Hagar, Madge Lee Hagar Self, Donna Bush, Patsy Sterry and Rebecca Taylor

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: 05/31/02 15:50 3pgs
Fees:17.00 Taxes:0.00

20020531-0066355

*Pursuant to Power of Attorney of record in Instrument No 20020531-0066351 R.O.D.C., TN.

**Pursuant to Power of Attorney of record in Instrument No 20020531-0066352 R.O.D.C., TN.

***Pursuant to Power of Attorney of record in Instrument No 20020531-0066353 R.O.D.C., TN.

****Pursuant to Power of Attorney of record in Instrument No 20020531-0066354 R.O.D.C., TN.

unimproved (X)
This is improved ( ) property, known as Map 98; Parcels 101 and 163, Hermitage, TN 37076
(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 30th day of May, 2002

X Mary Gladys Hagar George
Mary Gladys Hagar George

Madge Lee Hagar Self - By Mary Gladys Hagar George
Madge Lee Hagar Self*

X Rebecca Taylor
Rebecca Taylor

Donna Bush By Mary Gladys Hagar George
Donna Bush***

X Robert Curtis Hagar
Robert Curtis Hagar* By Mary Gladys Hagar George

Patsy Sterry By Mary Gladys Hagar George
Patsy Sterry****

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 Mary Gladys Hagar George and Rebecca Taylor, the bargainors, 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 this 30th day of May, 2002.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of and in the State and County aforesaid, Mary Gladys Hagar George, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Madge Lee Hagar Self, Robert Curtis Hagar, Donna Bush and Patsy Sterry, and who acknowledged that she executed the same as the free act and deed of Madge Lee Hagar Self, Robert Curtis Hagar, Donna Bush and Patsy Sterry.

Witness my hand and official seal this 30th day of May, 2002.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

EXHIBIT A

Tract I:

Land in the 4th Civil District of Davidson County as per unrecorded survey of Donald W. Fortner, Civil Engineer, dated June 12, 1968, as follows:

Land in Davidson County, Tennessee, being Tract #3 on said survey, and Page 4 of deed recorded as set out below and more particularly described as follows:

Beginning at a nail or monument in the center of John Hagar Road, the northeast corner of Tract No. 2 described on said survey; thence South 1 deg. 29' East 1,917.80 feet to a monument; thence South 85 deg. 56' East 555.0 feet to a monument, thence North 0 deg. 10' East 2,097.02 feet to a nail or monument in the center of John Hagar Road; thence generally with the center of said road South 70 deg. 31' West 233.72 feet to a nail; thence with a curve to the right, having a radius of 1,096.01 feet, 395.65 feet to a nail, the point of beginning, containing 26.45 acres, more or less.

Tract II:

Land in the 4th Civil District of Davidson County, Tennessee, as per unrecorded survey of E. P. Hall Survey Co., Mt. Juliet, TN., dated 7-15-81, and more particularly described as follows:

Beginning at a monument in the Southeast corner of the Robert C. Hagar tract of land, recorded in Deed Book 4250, page 223, RODC, the said point being the Northeast corner of the Lucille Hagar Hall land as recorded in Book 4970, page 40, RODC; thence So. 3 deg. 24' West 738.26 ft. to a monument; thence So. 85 deg. 56' East 349.69 ft. to a monument; thence No. 1 deg. 29' West 775 Ft. to a monument; thence So. 87 deg. 24' West 285.27 Ft. to the point of beginning and containing 5.50 acres, more or less.

Being the same property conveyed to Mary Gladys Hagar George (1/4 interest), Robert Curtis Hagar (1/4 interest), Madge Lee Hagar Self (1/4 interest), Donna Bush (1/12 interest), Patsy Sterry (1/12 interest); and Rebecca Taylor (1/12 interest), by Executor's Quitclaim Deed from James Thomas George, Executor of the Estate of Wilbur Wray Hagar of record in Instrument No. 20001009-0100277, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.