030405710

Box 281

Address New Owner:
JOHNNY M. AYERS
518 Donald Ave.
Goodlettsville, TN 37072

Send Tax Bills to:
Same

Map-Parcel
18-8-17

Davidson County DEEDWARR
Recvd: 05/15/03 16:05 3pgs
Fees:18.00 Taxes:79.55
20030515-0066861

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty One Thousand Five Hundred and No/100 dollars ($21,500.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JOHNNY M. AYERS AND WIFE, JONI M. AYERS, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved property located at Hitt Lane & Isaac Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

WITNESS my hand this 14th day of May, 2003.

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

By _____
Mary Jo Price, Chairman

FTL
MW
5.9.03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Mary Jo Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chairman of the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, the within named bargainor, a corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at office, this 14th day of May, 2003.

Patricia A. Schaw
Notary Public

My Commission expires: 9/24/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 21,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2003.

Debra J. Jones
Notary Public

My Commission expires:

My Commission Expires
November 26, 2005

This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 also marked "Reserved for N.E.S." on the Plan of Connell Estates, Section 1, not of record, described as follows:

Beginning on the northwesterly margin of Hitt Lane at its intersection with the southwesterly right-of-way line of the L & N Railroad; thence with the northwesterly margin of Hitt Lane southwestwardly 193, 8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction to the northeasterly margin of Issac Drive; thence with said Drive northwestwardly 103.66 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northeastwardly 230.15 feet to the southwesterly margin of said L & N Railroad right-of-way; thence with same south 56 deg. 24 min. east 167 feet to the beginning.

Being the same property conveyed to CITY OF NASHVILLE ACTING BY AND THROUGH THE ELECTRIC POWER BOARD, by deed of record in Book 2928, page 560, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2003, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 2900, page 15, said Register's Office.

3. Restrictive Covenants of record in Book 2927, page 581, said Register's Office.

4. Easement of record in Book 1974, page 281, said Register's Office.