Bk 28A

0205031 2

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 09/05/03 14:58 3pgs
Fees:18.00 Taxes:1165.50

20030905-0130184

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF SEPTEMBER, 2003.

NOTARY PUBLIC

My Commission Expires: July 21, 2007

SYLVIA D. LOCKLAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney & Counsellor at Law, 344 Fourth Avenue North, Nashville, Tenn. 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
KEITH PERRYMAN (NAME)	same (NAME)	130-16-67 p/o
225 Lauderdale Rd (ADDRESS)	SAME (ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	SAME (CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

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

(herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

KEITH PERRYMAN

(herein called "Grantee"), the real property situated in Davidson County, Tennessee, described as follows:

Situated in the Seventh (7th) Civil District of Davidson County, Tennessee, and being Lots Nos. 1, 2 and 3 on the Final Plat for Southgate, of record as Instrument No. 20030829-0125580, Register's Office for Davdison County, Tennessee, to which plat specific reference is hereby made for a more complete description.

There is reserved from this conveyance easements designated "N.E.S. EASEMENTS" as shown on said plat, a copy of which is attached hereto as EXHIBIT 'A'.

Being part of the property conveyed to the City of Nashville, Acting By and Through the Electric Power Board of the City of Nashville (the Metropolitan Government of Nashville and Davidson County being the successor to the City of Nashville), by deed from Guilford Dudley, Jr. and qife, Jane Anderson Dudley, of record in Book 2296, page 303, said Register's Office

This is improved property, designated as 4500 Everett Drive, and 4405 and 4401 Carlton Drive, respecitvely, Nashville, Tennessee.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his heirs and assigns forever. The Grantor covenants that it is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind itself, its successors and representatives, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, his heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

In Witness Whereof, thte Grantor has caused this instrument to be executed this 3rd day of September, 2003.

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

By: _____
~~Betty C. Nixon~~, Vice Chairman
Marilyn Robinson

ACKNOWLEDGMENT:

STATE OF TENNESSEE}
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Marilyn Robinson vice chairm ~~BETTY C. NIXON~~, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Chairman of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, the within named bargainor, a municipal corporation, and that she, as such Vice Chairman, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said government, by herself as Vice Chairman.

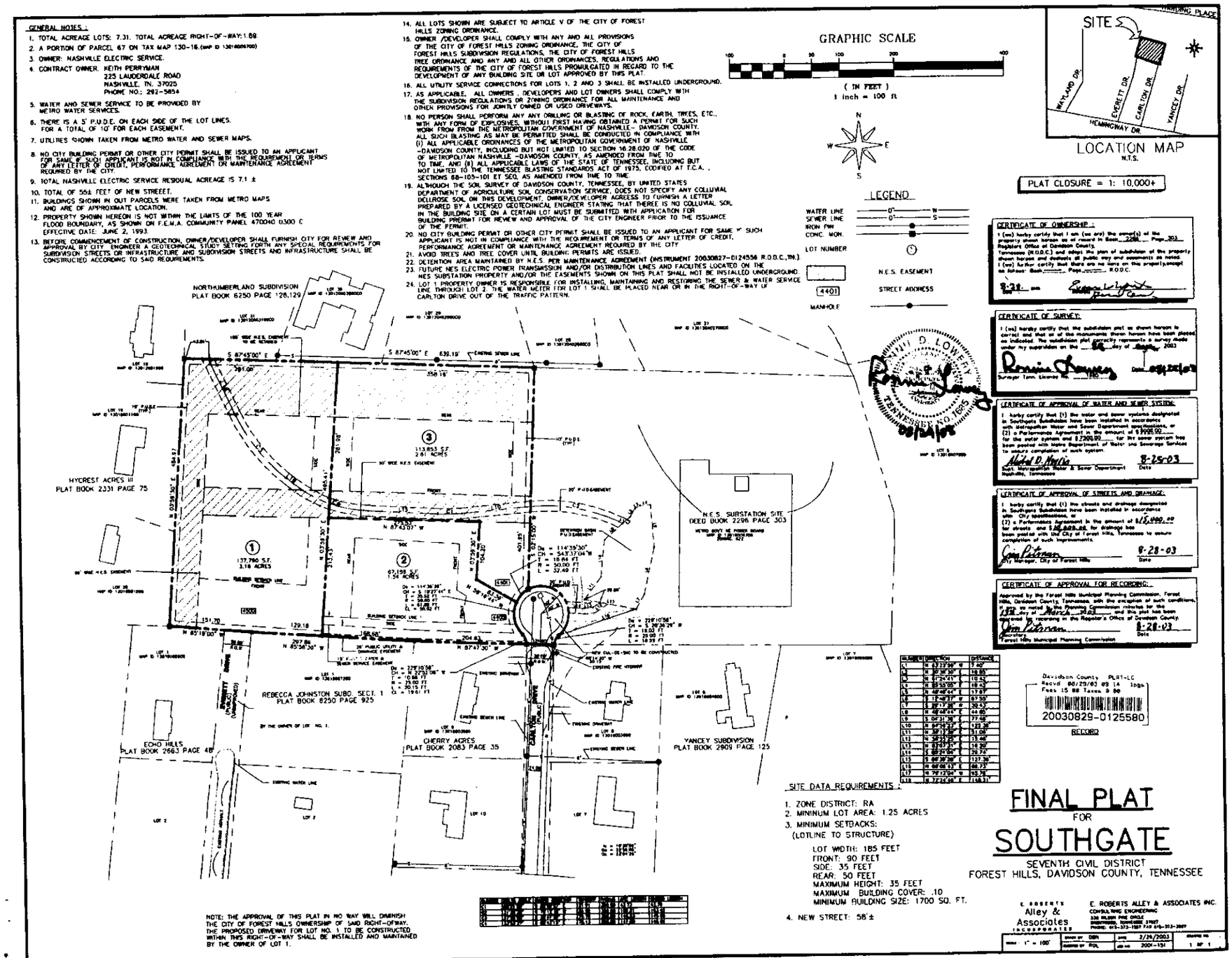
Witness my hand and official seal at office this 3rd day of September, 2003.

My Commission expires:
July 21, 2007

SYLVIA D. LOCKLAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

Approved: F. & L.
By _____
Legal Dept. N.E.S.
Date: 9-3-03


GENERAL NOTES :
1. TOTAL ACREAGE LOTS: 7.31. TOTAL ACREAGE RIGHT-OF-WAY: 1.89.
2. A PORTION OF PARCEL 67 ON TAX MAP 130-16.
3. OWNER: NASHVILLE ELECTRIC SERVICE.
4. CONTRACT OWNER: KEITH PERRYMAN
225 LAUDERDALE ROAD
NASHVILLE, TN. 37025
PHONE NO.: 292-5454
5. WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
6. THERE IS A 5' P.U.D.E. ON EACH SIDE OF THE LOT LINES. FOR A TOTAL OF 10' FOR EACH EASEMENT.
7. UTILITIES SHOWN TAKEN FROM METRO WATER AND SEWER MAPS.
8. NO CITY BUILDING PERMIT OR OTHER CITY PERMIT SHALL BE ISSUED TO AN APPLICANT FOR SAME IF SUCH APPLICANT IS NOT IN COMPLIANCE WITH THE REQUIREMENT OR TERMS OF ANY LETTER OF CREDIT, PERFORMANCE AGREEMENT OR MAINTENANCE AGREEMENT REQUIRED BY THE CITY.
9. TOTAL NASHVILLE ELECTRIC SERVICE RESIDUAL ACREAGE IS 7.1 ±
10. TOTAL OF 556 FEET OF NEW STREEET.
11. BUILDINGS SHOWN IN OUT PARCELS WERE TAKEN FROM METRO MAPS AND ARE OF APPROXIMATE LOCATION.
12. PROPERTY SHOWN HEREON IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON F.E.M.A. COMMUNITY PANEL 470040 0300 C EFFECTIVE DATE: JUNE 2, 1993.
13. BEFORE COMMENCEMENT OF CONSTRUCTION, OWNER/DEVELOPER SHALL FURNISH CITY FOR REVIEW AND APPROVAL BY CITY ENGINEER A GEOTECHNICAL STUDY SETTING FORTH ANY SPECIAL REQUIREMENTS FOR SUBDIVISION STREETS OR INFRASTRUCTURE AND SUBDIVISION STREETS AND INFRASTRUCTURE SHALL BE CONSTRUCTED ACCORDING TO SAID REQUIREMENTS.
14. ALL LOTS SHOWN ARE SUBJECT TO ARTICLE V OF THE CITY OF FOREST HILLS ZONING ORDINANCE.
15. OWNER /DEVELOPER SHALL COMPLY WITH ANY AND ALL PROVISIONS OF THE CITY OF FOREST HILLS ZONING ORDINANCE, THE CITY OF FOREST HILLS SUBDIVISION REGULATIONS, THE CITY OF FOREST HILLS TREE ORDINANCE AND ANY AND ALL OTHER ORDINANCES, REGULATIONS AND REQUIREMENTS OF THE CITY OF FOREST HILLS PROMULGATED IN REGARD TO THE DEVELOPMENT OF ANY BUILDING SITE OR LOT APPROVED BY THIS PLAT.
16. ALL UTILITY SERVICE CONNECTIONS FOR LOTS 1, 2 AND 3 SHALL BE INSTALLED UNDERGROUND.
17. AS APPLICABLE, ALL OWNERS , DEVELOPERS AND LOT OWNERS SHALL COMPLY WITH THE SUBDIVISION REGULATIONS OR ZONING ORDINANCE FOR ALL MAINTENANCE AND OTHER PROVISIONS FOR JOINTLY OWNED OR USED DRIVEWAYS.
18. NO PERSON SHALL PERFORM ANY ANY DRILLING OR BLASTING OF ROCK, EARTH, TREES, ETC., WITH ANY FORM OF EXPLOSIVES, WITHOUT FIRST HAVING OBTAINED A PERMIT FOR SUCH WORK FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY. ALL SUCH BLASTING AS MAY BE PERMITTED SHALL BE CONDUCTED IN COMPLIANCE WITH (I) ALL APPLICABLE ORDINANCES OF THE METROPOLITAN GOVERNMENT OF NASHVILLE -DAVIDSON COUNTY, INCLUDING BUT NOT LIMITED TO SECTION 16.28.020 OF THE CODE OF METROPOLITAN NASHVILLE -DAVIDSON COUNTY, AS AMENDED FROM TIME TO TIME, AND (II) ALL APPLICABLE LAWS OF THE STATE OF TENNESSEE, INCLUDING BUT NOT LIMITED TO THE TENNESSEE BLASTING STANDARDS ACT OF 1975, CODIFIED AT T.C.A. , SECTIONS 68-105-101 ET SEQ, AS AMENDED FROM TIME TO TIME.
19. ALTHOUGH THE SOIL SURVEY OF DAVIDSON COUNTY, TENNESSEE, BY UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, DOES NOT SPECIFY ANY COLLUVIAL DELUROSE SOIL ON THIS DEVELOPMENT, OWNER/DEVELOPER AGREESS TO FURNISH A LETTER PREPARED BY A LICENSED GEOTECHNICAL ENGINEER STATING THAT THERE IS NO COLLUVIAL SOIL IN THE BUILDING SITE ON A CERTAIN LOT MUST BE SUBMITTED WITH APPLICATION FOR BUILDING PREPMIT FOR REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF THE PERMIT.
20. NO CITY BUILDING PERMIT OR OTHER CITY PERMIT SHALL BE ISSUED TO AN APPLICANT FOR SAME IF SUCH APPLICANT IS NOT IN COMPLIANCE WITH THE REQUIRMENT OR TERMS OF ANY LETTER OF CREDIT, PERFORMANCE AGREEMENT OR MAINTENANCE AGREEMENT REQUIRED BY THE CITY
21. AVOID TREES AND TREE COVER UNTIL BUILDING PERMITS ARE ISSUED.
22. DETENTION AREA MAINTAINED BY N.E.S. PER MAINTENANCE AGREEMENT (INSTRUMENT 20030827-0124536 R.O.D.C., TN.)
23. FUTURE NES ELECTRIC POWER TRANSMISSION AND/OR DISTRIBUTION LINES AND FACILITIES LOCATED ON THE NES SUBSTATION PROPERTY AND/OR THE EASEMENTS SHOWN ON THIS PLAT SHALL NOT BE INSTALLED UNDERGROUND.
24. LOT 1 PROPERTY OWNER IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND RESTORING THE SEWER & WATER SERVICE LINE THROUGH LOT 2. THE WATER METER FOR LOT 1 SHALL BE PLACED NEAR OR IN THE RIGHT-OF-WAY OF CARLTON DRIVE OUT OF THE TRAFFIC PATTERN.
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft
LEGEND
WATER LINE
SEWER LINE
IRON PIN
CONC. MON.
LOT NUMBER
4401
STREET ADDRESS
MANHOLE
N.E.S. EASEMENT
SITE
WAYLAND DR.
EVERETT DR.
CARLTON DR.
YANCEY DR.
HEMINGWAY DR.
LOCATION MAP
N.T.S.
PLAT CLOSURE = 1: 10,000+
CERTIFICATE OF OWNERSHIP :
CERTIFICATE OF SURVEY:
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS:
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE:
CERTIFICATE OF APPROVAL FOR RECORDING:
NORTHUMBERLAND SUBDIVISION
PLAT BOOK 6250 PAGE 128,129
HYCREST ACRES III
PLAT BOOK 2331 PAGE 75
N.E.S. SUBSTATION SITE
DEED BOOK 2296 PAGE 303
REBECCA JOHNSTON SUBD. SECT. 1
PLAT BOOK 8250 PAGE 925
ECHO HILLS
PLAT BOOK 2683 PAGE 48
CHERRY ACRES
PLAT BOOK 2083 PAGE 35
YANCEY SUBDIVISION
PLAT BOOK 2909 PAGE 125
S 87°45'00" E 630.19'
N 87°43'00" W
N 85°18'00" W
N 85°36'30" W
N 87°47'30" W
137,780 S.F.
3.16 ACRES
67,198 S.F.
1.54 ACRES
113,853 S.F.
2.61 ACRES
SITE DATA REQUIREMENTS :
1. ZONE DISTRICT: RA
2. MINIMUM LOT AREA: 1.25 ACRES
3. MINIMUM SETBACKS:
(LOTLINE TO STRUCTURE)
LOT WIDTH: 185 FEET
FRONT: 90 FEET
SIDE: 35 FEET
REAR: 50 FEET
MAXIMUM HEIGHT: 35 FEET
MAXIMUM BUILDING COVER: .10
MINIMUM BUILDING SIZE: 1700 SQ. FT.
4. NEW STREET: 58' ±
NOTE: THE APPROVAL OF THIS PLAT IN NO WAY WILL DIMINISH THE CITY OF FOREST HILLS OWNERSHIP OF SAID RIGHT-OF-WAY. THE PROPOSED DRIVEWAY FOR LOT NO. 1 TO BE CONSTRUCTED WITHIN THIS RIGHT-OF-WAY SHALL BE INSTALLED AND MAINTAINED BY THE OWNER OF LOT 1.
Davidson County PLAT-LC
Recvd: 08/29/03 09:14 10gn
Fees: 15.00 Taxes: 0.00
20030829-0125580
RECORD
FINAL PLAT
FOR
SOUTHGATE
SEVENTH CIVIL DISTRICT
FOREST HILLS, DAVIDSON COUNTY, TENNESSEE
E. ROBERTS Alley & Associates INCORPORATED
E. ROBERTS ALLEY & ASSOCIATES INC.
CONSULTING ENGINEERING
DRAWN BY: DBR
CHECKED BY: ROL
DATE: 7/24/2003
JOB NO: 2001-151
SHEET NO: 1 OF 1