40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Metropolitan Government
222 Third Avenue, North
Suite 701
Nashville, TN 37201

SEND TAX BILL:
TAX EXEMPT/
GOVERNMENTAL
AGENCY

MAP AND PARCEL:
MAP 174,
PARCEL 060

Davidson County DEEDWARR
Recvd: 01/06/04 15:04 2pgs
Fees:12.00 Taxes:0.00

20040106-0002097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James M. Fischer, Jr. and General Construction Company, Inc., ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Metropolitan Government of Nashville and Davidson County, Tennessee, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Pettus Road, the common corners of property owned by Purol, et ux, and property described herein; thence along the easterly margin of Pettus Road north 5 deg. 10' east 277 feet to a post; thence south 87 deg. 41' east 943 feet to a post; thence north 81 deg. 20' east 212 feet to an 8-inch cedar; thence north 78 deg. 00' east 35 feet to an 18-inch cedar; thence north 71 deg. 00' east 63 feet to a 24-inch triple oak; thence north 79 deg. 00' east 112 feet to a 24-inch tree; thence north 86 deg. 35' east 215 feet to a 12-inch sugar tree; thence north 62 deg. 25' east 40 feet to a 12-inch cedar; thence north 85 deg. 45' east 44 feet to an iron post; thence north 29 deg. 00' east 15 feet to a water gap; thence the following dimensions meandering along the center line of Turkey Creek; south 65 deg. 35' east 95 feet; thence south 77 deg. 20' east 127 feet; thence north 80 deg. 30' east 113 feet; thence south 84 deg. 40' east 102 feet to a stake on the north bank of Turkey Creek; thence south 7 deg. 05' west 772 feet; thence north 85 deg. 00' west 572 feet; thence south 4 deg. 55' west 177 feet; thence north 87 deg. 30' west; thence north 87 deg. 30' west 273.30 feet; thence north 56 deg. 00' west 285.20 feet; thence north 58 deg. 06' west 640.80 feet; thence north 88 deg. 51' west 365.85 feet to the point of beginning.

Being the same property conveyed to James M. Fischer, Jr. & General Construction Company, Inc., by deed from Evelyn J. Phillips of record in Instrument No. 20031229-0183184, said Register's Office.

The above described property has never been the primary residence of Grantor.

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

This is improved property known as 5832 Pettus Road Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the

Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of January, 2004.

James M. Fischer, Jr.

General Construction Company, Inc.

BY: Marion Thurman
Marion Thurman, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James M. Fischer, Jr. , xxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 6th day of January, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Marion Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of General Construction Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President. Witness my hand and official seal this the 6 day of January, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00 (TAX EXEMPT/GOVERNMENTAL AGENCY).

AFFIANT

Subscribed and sworn to before me this 6 day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007