"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

WARRANTY DEED

FILE BOX 19B
04-05-003-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of July, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/29/04 08:05 4pgs
Fees:22.00 Taxes:0.00

20040729-0090679

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
REGIONAL TRANSPORTATION AUTHORITY (RTA)	"NEW OWNER"	96.01-0
(NAME) 501 Union Street, Sixth Floor	(NAME)	44.0
(ADDRESS) NASHVILLE, TN 37219-1705	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HARRY RYCHEN FUQUA, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REGIONAL TRANSPORTATION AUTHORITY (RTA)**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" & EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the same property conveyed to HARRY RYCHEN FUQUA by Quitclaim Deed from BETTIE ANN FUQUA DODSON AND THE ESTATE OF JOHN HARRY FUQUA, DECEASED, of record in Instrument No. 20010308-0022197, and in Will Book 139, Page 442, Register's Office for Davidson County, Tennessee.

THE Regional Transportation Authority (RTA), as Grantee, agrees to provide the Grantor a curb-cut to the remainder of the Grantor's Property at the location established upon mutual agreement of Grantor and Grantee. The remainder of the property can be used for any and all uses consistent with Metropolitan Government of Nashville and Davidson County Zoning, Planning and Codes Department.

SHOULD the subject project for which this conveyance pertains is not constructed, Grantor shall have the right-of-first refusal to re-purchase the subject property for the consideration hereabove recited.

SAID Right-of-Refusal must be exercised within thirty (30) days after written notice is received from the Grantee herein or said Grantee shall be free to convey the property to any other third party.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

SUBJECT property is unimproved and has not now nor ever has been the principal place of residence for the Grantor.

BEING unimproved ☒
Improved ☐ property known as: .194 ACRES +/- OFF LEBANON PIKE, NASHVILLE, TN, 37075.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 28th day of July, 2004.

HARRY RYCHEN FUQUA

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 **HARRY RYCHEN FUQUA, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

EXHIBIT "A"

PROPERTY DESCRIPTION
COMMUTER RAIL – DONELSON STATION
MAP 96-01, PARCEL 44.00, DAVIDSON COUNTY, TN
DEED BOOK 20010308, PAGE NUMBER 22197
HARRY RYCHEN FUQUA
LEBANON PIKE, NASHVILLE, TN, 37214

Beginning at a point on the eastern right-of-way line of the Nashville and Eastern Rail Authority, being the southeasterly corner of the Harry Rychen Fuqua property,

thence N 41°48'29" W, a distance of 88.43 feet;

thence a distance of 85.99 feet along a non-tangential curve to the right, having a radius of 265.50 feet, a central angle of 18°33'28", and a chord bearing of N 11°57'26" W a chord distance of 85.62 feet;

thence S 79°36'06" E, a distance of 95.46 to an existing iron pin;
thence S 7°23'56" W, a distance of 133.56 feet to the Point of Beginning;

Containing 0.194 acres.

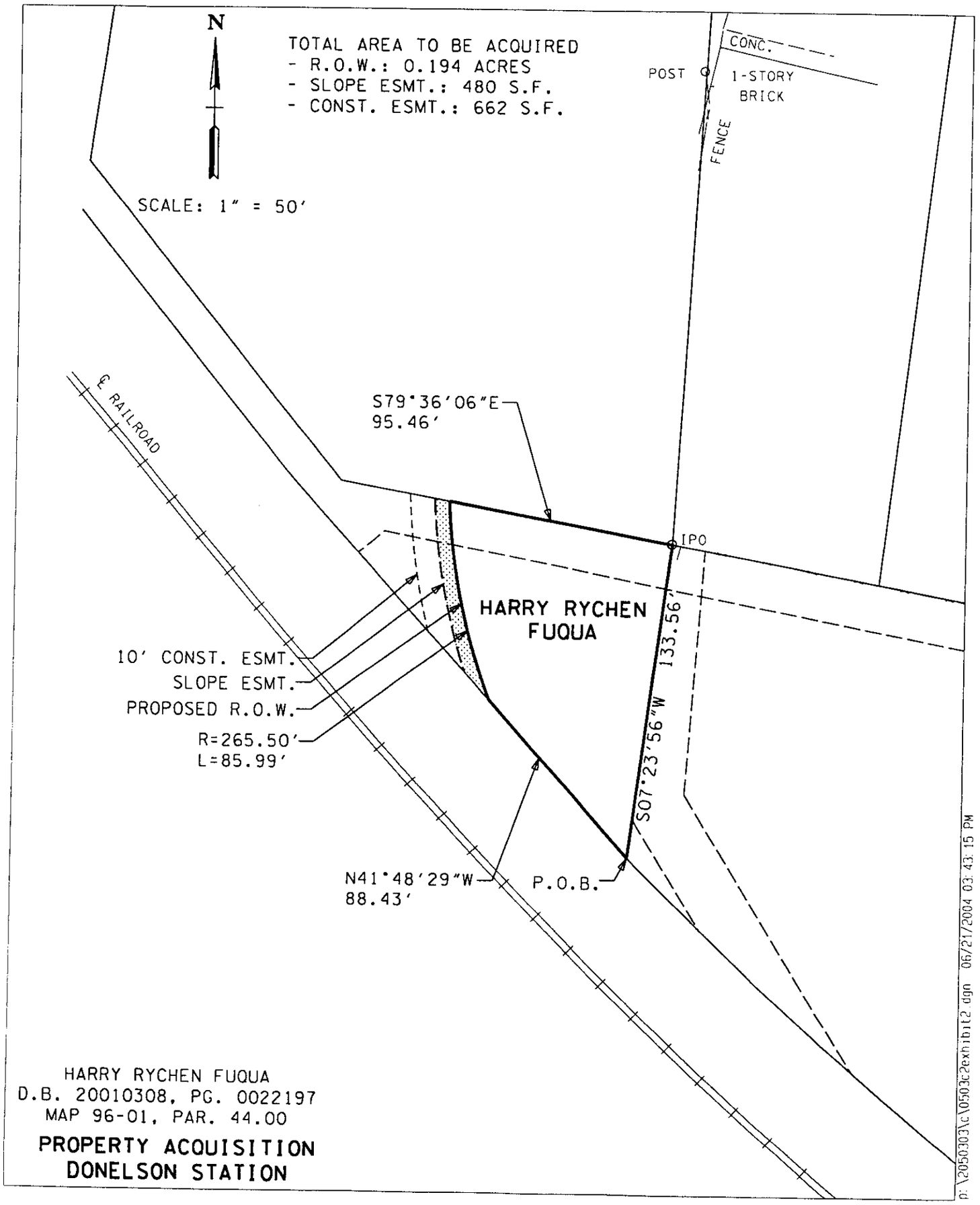
SLOPE EASEMENT

An irregular shaped area adjacent to the proposed right-of-way, varying in width from 6 feet to 7 feet and containing 480 square feet.

TEMPORARY CONSTRUCTION EASEMENT

An approximate 10 foot strip, adjacent and parallel to the slope easement and containing 662 square feet.

EXHIBIT "B"


N
TOTAL AREA TO BE ACQUIRED
- R.O.W.: 0.194 ACRES
- SLOPE ESMT.: 480 S.F.
- CONST. ESMT.: 662 S.F.
SCALE: 1" = 50'
POST
CONC.
1-STORY
BRICK
FENCE
℄ RAILROAD
S79°36'06"E
95.46'
IPO
HARRY RYCHEN
FUQUA
10' CONST. ESMT.
SLOPE ESMT.
PROPOSED R.O.W.
R=265.50'
L=85.99'
S07°23'56"W 133.56'
N41°48'29"W
88.43'
P.O.B.
HARRY RYCHEN FUQUA
D.B. 20010308, PG. 0022197
MAP 96-01, PAR. 44.00
PROPERTY ACQUISITION
DONELSON STATION
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