31 B
Hollins + Asoc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $135,500.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

/Affiant

Sworn to and subscribed before me
this 26th day of August, 2004.

Notary Public
My Commission Expires: 9-30-2006

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/30/04 08:09 4pgs
Fees:22.00 Taxes:0.00
20040830-0104147

ADDRESS NEW OWNER:
322 Third Avenue North
Nashville, TN 37211

SEND TAX BILL TO:
SAME

Map: 119-3 Parcel: 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lynda C. Hughes Strickland f/k/a Lynda C. Hughes and Jimmy Dan Strickland, her husband, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 355 B Wimpole Drive, Nashville, Tennessee 37211

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

The following restrictions and provisions are hereby imposed by the Grantee, The Metropolitan Government of Nashville and Davidson County, Tennessee, on the property described in attached Exhibit "A", as covenants running with the land:

1. The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational, or wetlands management practices; and
2. No new structure(s) will be built on the property except as indicated below:
   a) A public facility that is open on all sides and functionally related to a designated open space or recreational use;
   b) A rest room; or
   c) A structure that is compatible with open space, recreational, or wetlands management usage and proper floodplain management policies and practices, which the Director of the Federal Emergency Management Agency approves in writing before the construction of the structure begins.

Whenever 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 my hand this 26th day of August, 2004.

GRANTORS:

Lynda C. Hughes Strickland

Lynda C. Hughes Strickland

Jimmy Dan Strickland

Jimmy Dan Strickland

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Lynda C. Hughes Strickland and Jimmy Dan Strickland, the within named 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, at office, this 26th day of August, 2004.

M B Hardison

Notary Public

My commission expires: 9.30.2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A
Real Property Description

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the plan of Glencliff Estates, Section 5, of record in Book 2133, Page 21, Register's Office for said county.

Said Lot No. 112 fronts 116.0 feet on the northwesterly margin of Wimpole Drive and extends back 368.2 feet, more or less, on the broken northeasterly line and 341.5 feet, more or less, on the southwesterly line to the westerly boundary of Mill Creek, measuring 155 feet, more or less, thereon.

Being the same property conveyed to Lynda C. Hughes, unmarried, by deed from Meredith E. Flautt et ux Mary Louise Flautt, of record in book 5326, Page 271, Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.

If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. Restrictive covenants recorded in Book 2451, Page 233, Register's Office for Davidson County, Tennessee, but deleting any restrictions based on race, color, religion, national origin, sex, familial status or handicap.
3. Plan of record in Plat Book 2331, page 73, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 3462, page 266, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4130, page 54, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 20011008-0109173, Register's Office for Davidson County, Tennessee.