40-A

Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20041230-0154985

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

ADDRESS NEW OWNER:

Harpeth Valley Utilities District of
Davidson and Williamson County, Tennessee
5910 River Road Pk
Nashville, TN 37209

SEND TAX BILL:

EXEMPT AS OF DATE
OF TRANSFER

MAP AND PARCEL:
MAP 77
PARCEL 26

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, **Kathleen C. Fowler** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee**, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, which is vacant land and has never been the primary residence of Grantor or Grantor's spouse (the "Property"), described as follows, to wit:

The following described tract of land is located in the 8th Civil District of Davidson County, Tennessee, and is Lot #3 of Deer Ridge Acres, Deer Ridge Acres being a north portion of the Enoch Dozier Farm that is a deed of record in Deed Book 3830, page 555, Register's Office for Davidson County, Tennessee, described according to a survey by James T. Brewer, Surveyor.

Bounded on the north by the R.O.W. of River Road, bounded on the east by a portion of Lot #2 and Lot #1, bounded on the south by the property of Vorbusch, bounded on the west by a portion of Lot #6 and a portion of Lot #4.

Beginning with an iron pipe in the south margin of River Road, the northwest corner of the lot being described, also the northeast corner of Lot #4, the point of beginning being 2139.1 feet easterly along the south margin of River Road from the center of Cub Creek, or 736 feet northwesterly along the south margin of River Road from the northeast corner of Lot #1 and the northwest corner of the D. C. Sherrill property; thence with the south margin of River Road south 37 deg. 30 min. east 246 feet to an iron pipe, the northeast corner of lot being described, also the northwest corner of Lot #2; thence with the west boundary of Lot #2 south 35 deg. 30 min. west 1425 feet to an iron pipe in the north boundary of the Vorbusch property; thence with the same north 35 deg. 15 min. west 718 feet to an iron pipe, the southwest corner of the tract being described, also the southeast corner of Lot #6; thence with the east boundary of Lot #6 north 43 deg. 45 min. east 265 feet to an iron pipe, the southwest corner of Lot #4 also the southeast corner of Lot #5, thence south 70 deg. east with the south boundary of Lot #4 302 feet to a iron pipe; thence with the east boundary of Lot #4 north 43 deg. 45 min. east 903 feet the point of beginning, and containing 12.99 acres, more or less.

Being the same property conveyed to Wiley L. Fowler, Jr. and wife, Kathleen C. Fowler, by deed from Edward A. Knob and wife, Nancy J. Knob, of record in Book 4914, page 772, said Register's Office. The said Wiley L. Fowler, Jr., having since died.

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

This is unimproved property known as Map 77, Parcel 26, River Road Pk, Nashville, TN 37209.

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 she 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 herself, her 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 my hand this 30th day of December, 2004.

Kathleen C. Fowler

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kathleen C. Fowler, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of December, 2004.

Ray E. Harrington
Notary Public

NOTARY PUBLIC AT LARGE
RAY E. HARRINGTON
DAVIDSON COUNTY, TN

My Commission Expires: 1-26-2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00. TAX EXEMPT Govt Entity (TCA)

Elaine Phelps
AFFIANT

Subscribed and sworn to before me
this 30th day of December, 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