3/B
H:K

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $126,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Frances L. Spain
Affiant

Sworn to and subscribed before me
this 28th day of April, 2005.

Dan Paulus
Notary Public
My Commission Expires: 1/[illegible]

DAN PAULUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JANUARY 28, 2008

ADDRESS NEW OWNER:
222 Third Avenue North
Nashville, TN 37201

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

Davidson County DEEDWARR
Recvd: 05/03/05 12:41 4 pgs
Fees:22.00 Taxes:0.00
20050503-0049246

SEND TAX BILL TO:
SAME

Map 119-07 Parcel: 36

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 consideration, the receipt and sufficiency of which is hereby acknowledged, Frances L. Spain, a single woman a/k/a Lou Frances Walker, and Frances L. Spain, Executrix of the Estate of Stella B. Lane, deceased, hereinafter the GRANTOR, has bargained and sold, and by these presents does 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 383 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 EFERENCE.

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 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 28th day of April, 2005.

GRANTOR:
Frances L. Spain
Frances L. Spain

Estate of Stella B. Lane, deceased
By: Frances L. Spain - Exec.
Frances L. Spain, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Frances L. Spain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2005.

Notary Public

My Commission Expires: 1/26/2008

DAN PAULUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES JANUARY 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Frances L. Spain, Executrix of the Estate of Stella B. Lane, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2005.

Notary Public

My Commission Expires: 1/26/2008

DAN PAULUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES JANUARY 26, 2008

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Glencliff Estate, Section VII, of record in Plat Book 2331, Page 73, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property devised upon the death of Stella B. Lane to Lou Frances Walker, who is the same person known as Frances L. Spain, under the Last Will and Testament of Mrs. Stella Lane of record at Will Book 5773, Page 1804164, Office of the Clerk of Probate Court for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.

2. Easement condemned by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Order of record as Instrument #20021028-0131612, Register's Office for Davidson County, Tennessee.

3. Plan of record in Plat Book 2331, Page 73, Register's Office for Davidson County, Tennessee.