310
Hollins
LWA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $215,000.00. 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 23rd day of March 2006.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

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

Davidson County DEEDWARR
Recvd: 03/23/06 16:10 4 pgs
Fees:22.00 Taxes:0.00
20060323-0033534

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

SEND TAX BILL TO:
EXEMPT

6DU-19250 Map 133
Parcel: 69

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, JORGE GUARDADO and wife, ROSA GUARDADO, 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 505 Paragon Mills Road, 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 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 23rd day of March 2006.

GRANTOR:

Jorge Guardado

Rosa Guardado

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jorge Guardado and Rosa Guardado, 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 23rd day of March 2006.

Notary Public

My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

EXHIBIT A
Real Property Description

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 16, 1958, as follows:

Beginning in the center of Paragon Mills Road at a railroad spike at the most northerly corner of the property conveyed to Maynard T. Kelley and wife, by deed from William Travis of record in Book 2604, page 357, Register's Office for Davidson County, Tennessee; thence with the center of said road N 50 degrees 05' East, 185 feet to a railroad spike; thence S 54 degrees E, 487 feet to an iron pin; thence S 1 degree 20' W, 19 feet to a post and iron pin; thence S 70 degrees 30' W, 86 feet; thence S 48 degrees 30' W, 92 feet to a corner of said Kelley property; thence with northeasterly line of said Kelley property, N 55 degrees W, 487 feet to the beginning.

INCLUDED in the aforesaid but specifically excluded is the following property which was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7550, page 778, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the existing southeasterly right-of-way of Paragon Mills Road and on the northeasterly property line of Jack C. Phelps and wife, as recorded in Book 3499, page 389, R.O.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence North 54 degrees 22' 41" East along the existing right-of-way of Paragon Mills Road 184.48 feet to a point on the southwesterly property line of Joanne R. Gaskill as recorded in Deed Book 6136, page 122, R.O.D.C., said point being 16.50 feet right of the center line of Paragon Mills Road; thence South 51 degrees 10' 16" East 8.82 feet along the Joanne R. Gaskill property to a point on a proposed right-of-way widening of Paragon Mills Road, said point being 25.00 feet right of the center line of Paragon Mills Road; thence South 54 degrees 22' 41" West along a proposed right-of-way widening of Paragon Mills Road 184.32 feet to a point on the Jack C. Phelps and wife, property, said point being 25.00 feet right of the center line of Paragon Mills Road; thence North 52 degrees 10' 16" West 8.87 feet along the Jack C. Phelps and wife, property to a point on the existing right-of-way of Paragon Mills Road at the point of beginning.

Being the same property conveyed to Jorge Guardado and wife, Rosa Guardado and Ernesto A. Contreras, unmarried by deed from Maria Flores and husband, Magdaleno Flores, of record in Instrument No. 20040316-0029877, Register's Office for Davidson County, Tennessee; and conveyed to Jorge Guardado and wife, Rosa Guardado by Quitclaim Deed from Ernesto A. Contreras, unmarried, of record in Instrument No. 20050511-0053193, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2006 and subsequent years: A lien, not yet due and payable.

2. Perpetual Easement for Highway Purposes and Slope Easement of record in Book 4043, page 562, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6530, page 717, Register's Office for Davidson County, Tennessee.

4. Subject to the right-of-way of Paragon Mills Road across so much of the premises as may lie therein.

5. Subject to the flow of any creeks, streams, or branches across subject property.

6. Subject to the flow of Seven Mile Creek across so much of the premises as may lie therein.