313
Hollins
WDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $112,000.00. 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 24th 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

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: 03/24/06 15:10 4 pgs
Fees:22.00 Taxes:0.00
20060324-0034095

SEND TAX BILL TO:
EXEMPT

06DU 17920 Map 147-7
Parcel: 8

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, WILLIAM GERALD MINTON et ux BARBARA MASON CASON MINTON, as tenants by the entireties, 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 4947 Edmondson Pike, 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 24th day of March 2006.

GRANTOR:

William Gerald Minton

William Gerald Minton

Barbara Mason Cason Minton

Barbara Mason Cason Minton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, William Gerald Minton and Barbara Mason Cason Minton, 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 24th day of March 2006.

Liana C Morris

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 Davidson County, Tennessee, being part of Lot No. 86 on the Plan of Battery Crest, Section One, of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded is a portion of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee contained in deed of record in Book 8352, page 640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Dwayne Cason and wife, Barbara M. Cason by deed from Alan R. Tanksley and wife, Sandra L. Tanksley of record in Book 5026, page 542, Register's Office for Davidson County, Tennessee. The said Jerry Dwayne Cason having since died. The said Barbara M. Cason conveyed to William Gerald Minton et ux Barbara Mason Cason Minton, as tenants by the entireties by Quitclaim Deed of record in Book 5627, page 923, Register's Office for Davidson County, Tennessee.

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. All matters shown on the Plan of Battery Crest, Section One, of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 3072, Page 429, as amended in Book 3098, Page 290 and Book 3707, Page 335, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, Page 236, Register's Office for Davidson County, Tennessee.

5. Right-of-Way and Public Utility Easement contained in deed of record in Book 8352, page 640, Register's Office for Davidson County, Tennessee.

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