313
Hollins
CSA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,258,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 8th day of June, 2006.

Notary Public
My Commission expires: 4-19-2010

LAURA A. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

"EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS."

Davidson County DEEDWARR
Recvd: 06/15/06 14:37 6 pgs
Fees:32.00 Taxes:0.00
20060615-0071597

ADDRESS NEW OWNER:

Metropolitan Government of Nashville and
Davidson County, Tennessee
222 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILL TO:

TAX EXEMPT/
GOVERNMENTAL AGENCY

Map: 175-00-0
Parcel: 023.00

WARRANTY DEED

FOR AN 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 of and sufficiency of which is hereby acknowledged, JOHN W. HOLDEN, JR., an undivided one-half interest, and MARK A. PIRTLE, an undivided one-half interest, hereinafter the GRANTORS, 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 REFERENCE.

This is unimproved property known as 12814 Old Hickory Blvd., Antioch, Tennessee.

Kay Holden joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of John W. Holden, Jr.

Anita W. Pirtle joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Mark A. Pirtle.

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 REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belong 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 and assigns, against the lawful claims of all persons whomsoever.

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.

[SIGNATURES ON FOLLOWING PAGES]

WITNESS my hand this 8th day of June, 2006.

GRANTORS:

John W. Holden, Jr.
By David W. Kious as Attorney-in-Fact

Kay Holden
By David W. Kious at Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DAVID W. KIOUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of JOHN W. HOLDEN, JR. AND KAY HOLDEN as their attorney-in-fact, and who acknowledged that he executed the same as the free act and deed of JOHN W. HOLDEN, JR. AND KAY HOLDEN as evidenced by Power of Attorney dated June 8th, 2006.

Witness my hand and official seal at office, this 8th day of June, 2006.

LAURA A. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-9-2010

WITNESS my hand this 8th day of June, 2006.

GRANTORS:

Mark A. Pirtle

Anita W. Pirtle

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mark A. Pirtle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of June, 2006.

Notary Public

My Commission Expires: 4-19-2010

LAURA A. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Anita W. Pirtle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of June, 2006.

Notary Public

My Commission Expires: 4-19-2010

LAURA A. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED IN THAT BOUNDARY SURVEY OF PART OF PARCEL 23, MAP 175, BY R. SCOTT CHERRY, RLS, OF CHERRY LAND SURVEYING, DATED MARCH 14, 2006, REVISED MARCH 31, 2006 AND APRIL 7, 2006 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HOBSON PIKE, 40 FEET IN WIDTH AND THE SOUTHERLY CHARTER RAILROAD RIGHT-OF-WAY LINE, 200 FEET IN WIDTH, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE CHARTER RAILROAD RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF HOBSON PIKE, SOUTH 05 DEG 49 MIN 08 SEC WEST, 197.87 FEET TO AN IRON ROD SET;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF HOBSON PIKE WITH A SEVERENCE LINE THROUGH THE PROPERTY OF JOHN W. HOLDEN JR. AND MARK A PIRTLE, AS OF RECORD IN DEED INSTRUMENT NO. 200401260009572, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 84 DEG 38 MIN 46 SEC WEST, 2252.75 FEET TO AN IRON ROD SET;

THENCE NORTH 05 DEG 21 MIN 14 SEC EAST, 1747.35 FEET TO AN IRON ROD SET ON THE SAID SOUTHERLY CHARTER RAILROAD RIGHT-OF-WAY LINE;

THENCE WITH THE SOUTHERLY CHARTER RAILROAD RIGHT-OF-WAY LINE, SOUTH 50 DEG 08 MIN 39 SEC EAST, 2735.51 FEET TO THE POINT OF BEGINNING, CONTAINING 2,192,449 SQUARE FEET (50.33 ACRES MORE OR LESS).

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN W. HOLDEN, JR. BY DEED FROM CLAUDIA C. BONNYMAN, CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, OF RECORD IN INSTRUMENT 20030917-0137623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN W. HOLDEN, JR., CONVEYED TO MARK A PIRTLE, A FIFTY PERCENT (50%) UNDIVIDED INTEREST BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 200401260009572, SAID REGISTER'S OFFICE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Application for Greenbelt Assessment of record in Book 8946, page 627, Register's Office for Davidson County, Tennessee. The property which is to be insured, has been classified as agricultural land, forest land or open space land for tax assessment, levy and collection purposes, and may be subject to substantial rollback taxes as defined in TCA Section 67-5-1001, *et seq.*

2. An Easement for Pipe Line Right-of-Way granted to Colonial Pipeline Company, a Delaware corporation, of record in Book 3578, page 489, as supplemented in Right-of-Way Agreement of record in Book 4577, page 541, Register's Office for Davidson County, Tennessee.

3. A Perpetual Easement for Highway Purposes of record in Book 4086, page 645, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 7529, page 739 and Book 7529, page 983, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto.

6. Those matters as disclosed by that certain survey prepared for Metropolitan Board of Education, by Cherry Land Surveying, being the seal and certification of R. Scott Cherry, Tennessee Registered Land Surveyor, dated March 14, 2006, revised March 31, 2006 and April 7, 2006.