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

Davidson County DEEDWARR
Recvd: 12/15/06 15:15 5 pgs
Fees:27.00 Taxes:0.00
20061215-0154998

Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee – EXEMPT

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

SEND TAX BILL TO:
EXEMPT

Map 175-00-0/Parcel 137.00 and 181.00

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, HARRY GWIN BURKITT, 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 unimproved, vacant property located west of Old Hickory Boulevard, north of Interstate 24, Antioch, Davidson County, Tennessee.

Cynthia D. Burkitt joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Harry Gwin Burkitt.

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.

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 15th day of December 2006.

GRANTOR:

Harry Gwin Burkitt

Cynthia D. Burkitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Harry Gwin Burkitt, 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 15th day of December, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Cynthia D. Burkitt, 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 15th day of December, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A
Real Property Description

Being a tract of land lying in Davidson County, Tennessee, and being portions of Parcels 137 and 181, Map 175 as described in that right-of-way exhibit by Cherry Land Surveying dated October 11, 2006, and being more particularly described as follows: Commencing at an existing iron rod on the westerly right-of-way line of Old Hickory Boulevard, width varies, at a corner common with Donna Wilson Pfeifer, as of record in Deed Book 8009, Page 627, and Harry G. Burkitt, as of record in Deed Book 8135, Page 837, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Old Hickory Boulevard, North 09 Degrees 13 Minutes 15 Seconds East, 104.60 feet to a point, being the point of beginning;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard with a severance line through the property of said Harry G. Burkitt, North 35 Degrees 42 Minutes 32 Seconds West, 886.73 feet to a point;

Thence along a curve to the left with an arc length of 403.30 feet, the radius of which is 472.00 feet, the central angle of which is 48 Degrees 57 Minutes 22 Seconds, the chord of which is North 60 Degrees 11 Minutes 13 Seconds West, 391.14 feet to a point on the southerly property line of John W. Holden, Jr. and Mark A. Pirtle, as of record in Deed Instrument No. 20060606-0066688, at the Register's Office for Davidson County, Tennessee;

Thence along the southerly property line of said John W. Holden, Jr. and Mark A. Pirtle, South 84 Degrees 38 Minutes 46 Seconds East, 286.06 feet to a point;

Thence along a curve to the right through the property of said Harry G. Burkitt, with an arc length of 170.58 feet, the radius of which is 552.00 feet the central angle of which is 17 Degrees 42 Minutes 19 Seconds, the chord of which is South 44 Degrees 33 Minutes 41 Seconds East, 169.90 feet to a point;

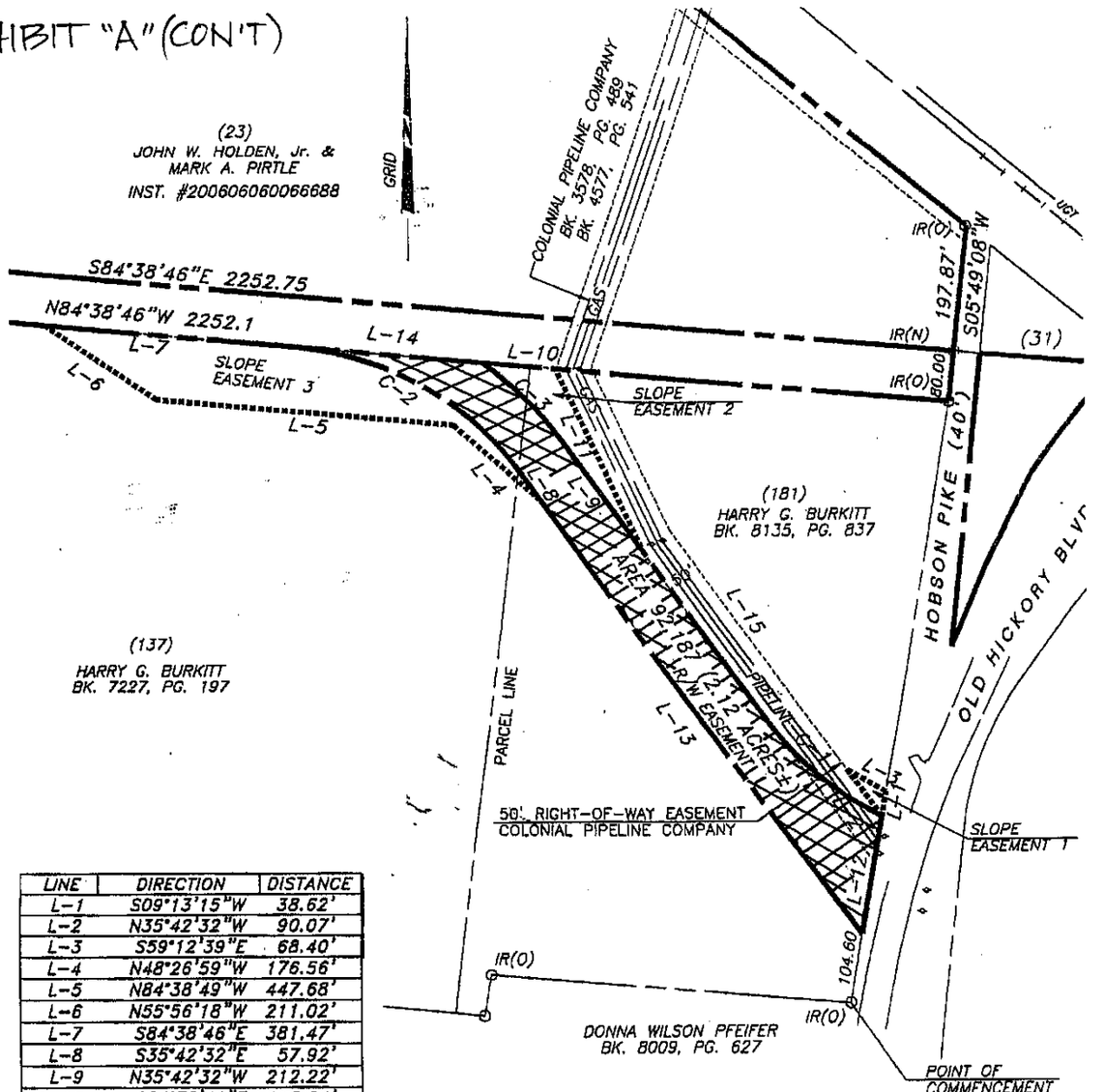
Thence South 35 Degrees 42 Minutes 32 Seconds East, 546.17 feet to a point;

Thence along a curve to the left with an arc length of 216.64 feet, the radius of which is 472.00 feet, the central angle of which is 26 Degrees 17 Minutes 52 Seconds, the chord of which is South 49 Degrees 40 Minutes 47 Seconds East, 214.74 feet to a point of the westerly right-of-way line of said Old Hickory Boulevard;

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 09 Degrees 13 Minutes 15 Seconds West, 186.69 feet to the point of beginning, containing 92,187 square feet (2.12 acres more or less).

Being part of the same property conveyed to Harry G. Burkitt, as of record in Deed Book 7227, Page 197 and Deed Book 8135, Page 837, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "A" (CON'T)



LINE	DIRECTION	DISTANCE
L-1	S09°13'15"W	38.62'
L-2	N35°42'32"W	90.07'
L-3	S59°12'39"E	68.40'
L-4	N48°26'59"W	176.56'
L-5	N84°38'49"W	447.68'
L-6	N55°56'18"W	211.02'
L-7	S84°38'46"E	381.47'
L-8	S35°42'32"E	57.92'
L-9	N35°42'32"W	212.22'
L-10	S84°38'48"E	112.04'
L-11	S24°56'03"E	312.00'
L-12	S09°13'15"W	186.63'
L-13	N35°42'32"W	886.73'
L-14	S84°38'46"E	286.06'
L-15	S35°42'32"E	546.17'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	472.00'	216.64'	110.26'	214.74'	S49°40'47"E	26°17'5
C-2	472.00'	403.30'	214.88'	391.14'	N60°11'13"W	48°57'2
C-3	552.00'	170.58'	85.97'	169.90'	S44°33'41"E	17°42'1

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. SCOT CHERRY
TENNESSEE NO. 1512

RIGHT-OF-WAY EASEMENT
AND SLOPE EASEMENT
EXHIBIT
PARCELS 137 AND 181
MAP 175
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 200' - DATE: DECEMBER 12, 2006

200 0 100 200 400

PREPARED BY:
CHERRY LAND SURVEYING
622 WEST IRIS
NASHVILLE, TN. 37204
(615) 269-3972

EXHIBIT B
PERMITTED EXCEPTIONS

City and/or County Taxes for the year 2007 and subsequent years: A lien, not yet due or payable.

Application for Greenbelt Assessment of record in Book 9263, page 683, Register's Office for Davidson County, Tennessee. The property 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 by T.C.A. Section 67-5-1001, et seq.

Application for Greenbelt Assessment of record in Book 9263, page 684, Register's Office for Davidson County, Tennessee. The property 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 by T.C.A. Section 67-5-1001, et seq.

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

Slope Easement and Agreement of record in Instrument No. 20061215-0154997, Register's Office for Davidson County, Tennessee.