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

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

Davidson County DEEDWARR
Recvd: 12/29/06 09:38 4 pg
Fees:22.00 Taxes:0.00
20061229-0160526

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

SEND TAX BILL TO:
EXEMPT

Map 94-10/Parcel 59

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, FITZPATRICK FAMILY MEMBERS, L.L.C., a Tennessee limited liability company, 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 on the west side of Omohundro Place, north of Lebanon Pike, Nashville, Davidson County, Tennessee.

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 28th day of December 2006.

GRANTOR:

FITZPATRICK FAMILY MEMBERS, L.L.C.,
a Tennessee limited liability company

By: _____
Printed Name: F. Bruce Fitzpatrick
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared F. Bruce Fitzpatrick, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of Fitzpatrick Family Members, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Fitzpatrick Family Members, L.L.C. by himself as such Chief Manager.

Witness my hand and official seal at office, this 28th day of December, 2006.

_____
Notary Public

My Commission Expires: March 21, 2009

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 03-21-09
DAVIDSON COUNTY

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot 2 on the Plan of the Final Plat of Fitzpatrick Property of record in Instrument No. 20061016-0127937, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Fitzpatrick Family Members, L.L.C., a Tennessee limited liability company by deed dated August 31, 1998 from Erin C. Abernathy, an unmarried person, of record in Book 11092, page 921, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. Subject to all matters shown on the Plan of Final Plat of Fitzpatrick Property of record in Instrument No. 20061016-0127937, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of Subdivision of Georgia Industrial Realty Company's South Nashville Property of record in Plat Book 421, Page 187, Register's Office for Davidson County, Tennessee.

4. Easements to Metropolitan Government of Nashville and Davidson County of record in Book 4565, Page 436, Book 6335, Page 927, Book 6342, Page 566 and Book 6335, Page 924, Register's Office for Davidson County, Tennessee.

5. Easements to the Tennessee Valley Authority of record in Book 1358, Page 40, Book 1237, Page 180, and Book 1684, Page 535, Register's Office for Davidson County, Tennessee.

6. Flowage Easement to the United States of America of record in Book 2154, Page 371, Register's Office for Davidson County, Tennessee.

7. Easement for the flow of Brown's Creek.

8. Rights of the Railroad under Charter Right-of-Way.

9. Easement to Tennessee Electric Power Company of record in Book 787, Page 99, Register's Office for Davidson County, Tennessee. (Note: A copy of this document is not available on the internet or at the Davidson County Register of Deed's Office.)

10. Agreement pertaining to Electric Power Wire Towers of record in Book 437, Page 182, Register's Office for Davidson County, Tennessee.

11. The subject property is located in a Special Flood Hazard Area according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 470040 0238 F, dated April 20, 2001.