Davidson County DEEDWARR
Recvd: 07/30/07 11:49 4 pgs
Fees:22.00 Taxes:0.00
20070730-0090030

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

NAME AND ADDRESS NEW OWNER:
The Metropolitan Government of Nashville
and Davidson County, Tennessee
222 Third Avenue North, Suite 701
Nashville, Tennessee 37201

SEND TAX BILL TO:

EXEMPT

Map/Parcel: Portion of 16400023200

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, ANN H. SMITH, a widow, 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 east side of Hobson Pike north of Pinhook Road, Antioch, 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; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and does further covenant and bind herself, her 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 30th day of July 2007.

GRANTOR:

Ann H. Smith

ANN H. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ann H. Smith, 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 30th day of July 2007.

Notary Public

BRENDA K. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

EXHIBIT A
Real Property Description

Being a parcel of Land in the Second Civil District of Antioch, Davidson County, Tennessee, as described in that Topographic Survey of Tax Map 164, Parcel 232 prepared by Thornton & Associates, Inc., dated July 2, 2007, bounded on the north by Lakewalk-Section 1 as of record in Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee, and the Lakewalk Owners Association as of record in Instrument No. 20060907-0110530, Register's Office for Davidson County, Tennessee, bounded on the east by the William Bradley Kincaid, III property as of record in Deed Book 11483, Page 226, Register's Office for Davidson County, Tennessee, bounded on the west by the easterly margin of Hobson Pike and being more particularly described as follows:

BEGINNING at a punch in an existing concrete sidewalk, said point being in the easterly margin of Hobson Pike and being the northwest corner of the tract herein described;

Thence, a common line with Lakewalk-Section 1 and the Lakewalk Owners Association as of record in Instrument No. 20060907-0110530, Register's Office for Davidson County, Tennessee, South 79 degrees 47 minutes 00 seconds East, 433.26 feet to an existing iron pin;

Thence, a common line with the William Bradley Kincaid, III property as of record in Deed Book 11483, Page 226, Register's Office for Davidson County, Tennessee South 8 degrees 31 minutes 47 seconds West, 300.10 feet to an iron pin set;

Thence, with a new line, North 79 degrees 47 minutes 00 seconds West, 437.68 feet to an iron pin set;

Thence, with the easterly margin of Hobson Pike, North 9 degrees 22 minutes 28 seconds East, 300.00 feet to the POINT OF BEGINNING.

CONTAINING, 130,626 square feet or 3.00 acres, more or less.

Being a portion of the same property conveyed to James H. Smith and wife, Ann H. Smith by deed from Ellen Juanita Scott and husband, J. B. Scott, of record in Book 5064, Page 803, Register's Office for Davidson County, Tennessee, dated August 23, 1976. The said James H. Smith having since died.

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. Easement for water line of record in Book 5064, Page 803, Register's Office for Davidson County, Tennessee.

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

4. The subject property is located in an area designated "Zone X" as per the National Flood Insurance Program" Rate Map No. 47037C0400 F, dated April 20, 2001.