Davidson County DEEDWARR
Recvd: 05/02/08 10:21 7 pg
Fees:37.00 Taxes:0.00
20080502-0045005

THIS INSTRUMENT PREPARED BY:
Wyatt, Tarrant & Combs, LLP (BEK)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

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

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

SEND TAX BILL TO:

Exempt

Map/Parcel: 18200004000

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, TERESA ELAINE K. COUCH, INDIVIDUALLY, KING FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP, AND JUDITH KING VULCANO AND TERESA KING COUCH AS CO-TRUSTEES OF THE KING FAMILY TRUST, 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 THIS REFERENCE.

This is property known as 13951 Old Hickory Boulevard, Antioch, Tennessee 37013.

John Calloway Couch, Sr. joins in the execution of this document so as to convey any interest he may have in the subject property as spouse of Teresa Elaine K. Couch.

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 restriction and provision is hereby imposed by the Grantee, The Metropolitan Government of Nashville and Davidson County, Tennessee, on the property described in attached Exhibit "A", as a covenant running with the land:

> Grantee agrees that the property will be maintained in a use that complies with the Agricultural, Forest and Open Space Land Act of 1976 (Greenbelt Law), T.C.A. Section 67-5-1001, *et seq.* for a period of five (5) years from the date of execution of this deed.

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 1 day of May, 2008.

GRANTORS

Teresa Elaine K. Couch, Individually

John Calloway Couch, Sr.

KING FAMILY PARTNERSHIP,
A Tennessee limited partnership

By: Teresa Elaine K. Couch
Teresa Elaine K. Couch, General partner

By: Judith King Vulcano
Judith King Vulcano, General partner

Its General Partners

KING FAMILY TRUST

By: Teresa Elaine K. Couch
Teresa Elaine K. Couch, Co-Trustee

By: Judith King Vulcano
Judith King Vulcano, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, TERESA ELAINE K. COUCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JOHN CALLOWAY COUCH, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Teresa Elaine K. Couch, 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 General Partner of the KING FAMILY PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that she as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by herself as the General Partner.

WITNESS my hand, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Judith King Vulcano, 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 General Partner of the KING FAMILY PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that she as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by herself as the General Partner.

WITNESS my hand, at office, this 15th day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Teresa Elaine K. Couch, 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 Co-Trustee of the KING FAMILY TRUST, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by herself as the Co-Trustee

WITNESS my hand, at office, this 15th day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Judith King Vulcano, 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 Co-Trustee of the KING FAMILY TRUST, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by herself as the Co-Trustee

WITNESS my hand, at office, this 15th day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

EXHIBIT A
Real Property Description

Land lying within the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Teresa Elaine K. Couch, of record at Instrument No. 20060622-0074637, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart Freeland Roberts, Inc., dated 01-29-08, Stanley K. Draper, R.L.S. # 2389, and being bound on the west by the easterly right-of-way line of Pettus Road and on the north by the southerly right-of-way line of Old Hickory Boulevard, and being more particularly described as follows;

BEGINNING at an iron pin old in the easterly right-of-way line of Pettus Road, being the southwesterly corner of the herein described, and being the northeasterly corner of the Seth H. McCarus property of record at Instr. No. 20020103-0001137;

Thence, with said right-of-way, N 35 deg 34' 58" E, 929.32' to an iron pin new;

Thence, a curve to the right, having a radius of 225.00', a central angle of 47 deg 40' 19", chord bearing and distance N 59 deg 25' 07" E, 181.85', along an arc length of 187.21' to an iron pin new;

Thence, N 83 deg 15' 16" E, 180.97' to an iron pin new;

Thence, with a curve to the right, having a radius of 50.00', a central angle of 53 deg 50' 55", chord bearing N 69 deg 49' 16" W, 45.28', along an arc length of 46.99' to an iron pin new;

Thence, with a curve to the left, having a radius of 215.00', a central angle of 34 deg 18' 38", chord bearing S 60 deg 03' 07" E, 126.83', along an arc length of 128.75' to an iron pin new;

Thence, S 77 deg 12' 26" E, 68.19' to an iron pin new;

Thence, with a curve to the left, having a radius of 4050.00', a central angle of 05 deg 13' 16", chord bearing S 79 deg 49' 04" E, 368.93', along an arc length of 369.05' to an iron pin new;

Thence, S 82 deg 25' 42" E, 275.29' to an iron pin new;

Thence, with a curve to the right, having a radius of 625.00', a central angle of 08 deg 09' 15", chord bearing N 78 deg 21' 04" W, 88.87', along an arc length of 88.95' to an iron pin old, being the northeasterly corner of the herein described and the northwesterly corner of the Mike & Patsy Pence, et al, property, of record at Instr. No. 20060814-0100061;

Thence, with the westerly line of said property, being the easterly line of the herein described, S 06 deg 24' 17" W, 1362.91' to an iron pin old, in the westerly line of the Howard & Frances Pence, et al, property, of record at Instr. No. 20060814-0100053;

Thence, leaving said line, and with the northerly line of the Horace A. Ray property, of record in D.B. 4705, Pg. 608, N 67 deg 06' 33" W, 1185.44' to a fence post old, being the northeasterly corner of the Seth H. McCarus property, of record at Instr. No. 20020103-0001137;

Thence, with said property, N 67 deg 34' 45" W, 621.87' to the POINT OF BEGINNING and containing 1762860 square feet or 40.470 acres, more or less.

Being the same property conveyed to Mary Marguerite Turner King by deed from Charles G. Turner and wife, Hattie T. Turner of record in Book 2196, Page 183, Register's Office for Davidson County, Tennessee.

The said Mary Marguerite Turner King conveyed a one-half undivided interest in the subject property by Quitclaim Deed to Jesse Cox King, Jr. of record in Book 3802, Page 194, Register's Office for Davidson County, Tennessee. The said Jesse Cox King, Jr. re-conveyed his one-half undivided interest in the subject property to Mary Marguerite Turner King by Quitclaim Deed of record in Book 4221, Page 446, Register's Office for Davidson County, Tennessee. The said Marguerite Turner King having since conveyed her interest in the subject property to The King Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed of record in Book 11277, Page 912, Register's Office for Davidson County, Tennessee. The said Jesse C. King, Jr. and wife, Marguerite Turner King both having since died and Teresa Elaine K. Couch and Judith King Vulcano, as Partners of The King Family Limited Partnership and as Executors of the Estates of Jesse Cox King, Jr., deceased, admitted for probate and recorded in Volume 5687/1625636, Davidson County Court Clerk's Office and Marguerite Turner King, deceased, admitted for probate and recorded in Volume 5834/1924854, Davidson County Court Clerk's Office, conveyed the subject property to Teresa Elaine K. Couch by Executor's Quitclaim Deed of record in Instrument Number 20060622-0074637, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2008 and subsequent years: A lien, not yet due and payable.

2. Application for Greenbelt Assessment of record in Book 8867, Page 361, and Instrument Number 20070208-0016620, Register's Office for Davidson County, Tennessee.

3. Easement and right-of-way in favor of TVA contained in instruments of record in Book 4423, Page 824, and Book 4657, Page 494, Register's Office for Davidson County, Tennessee.

4. Riparian rights incident to the premises.

5. Subject to the flow of Indian Creek.

6. Title to that portion of the subject property embraced within the bounds of any streets, roads, or highways.

7. All matters shown on the survey prepared by Hart Freeland Roberts, Inc., Stanley K. Draper, RLS No. 2389, dated January 29, 2008, revised February 29, 2008.