Davidson County DEEDWARR
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Fees:37.00 Taxes:0.00
20080502-0045006

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: 18100002200

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, JUDITH KING VULCANO, 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 6036 Culbertson Road, Antioch, Tennessee 37013.

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.

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 1st day of May, 2008.

GRANTORS

Judith King Vulcano

Judith King Vulcano, Individually

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

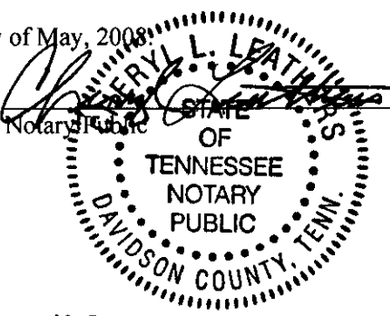
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JUDITH KING VULCANO, 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



My Commission Expires NOV. 22, 2008

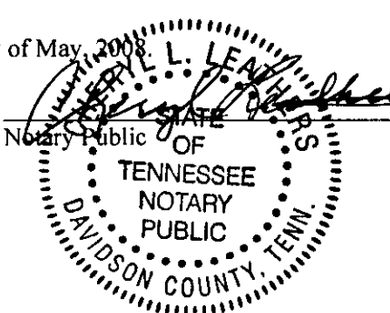
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



My Commission Expires NOV. 22, 2008

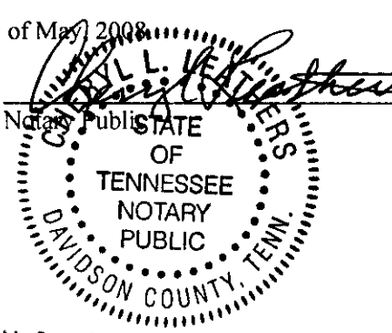
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 1st day of May, 2008.

Notary Public

My Commission Expires: 11-22-08



My Commission Expires NOV. 22, 2008

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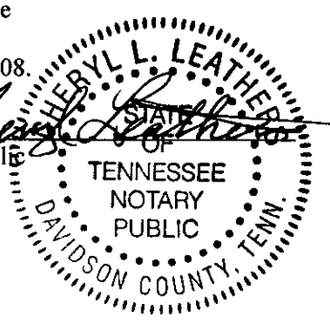
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 19th day of May, 2008.

Notary Public

My Commission Expires: 11-22-08



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 19th day of May, 2008.

Notary Public

My Commission Expires: 11-22-08

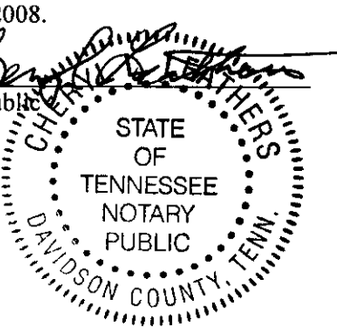


EXHIBIT A
Real Property Description

Land lying within the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Judith King Vulcano, of record at Instrument No. 20060622-0074635, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart Freeland Roberts, Inc., dated 02-21-08, Stanley K. Draper, R.L.S. # 2389, and being bound on the west by the Sugar Valley, G.P., property, of record at Instr. No. 20021210-0152156, on the north by the Raymond A. & Norma G. Claxton property, of record at Instr. No. 20011101-0119594, and the Raymond A. Claxton, et ux, property of record in D.B. 6716, Pg. 760, and on the east and south by the centerline, more or less, of Mill Creek, and being more particularly described as follows;

BEGINNING at an iron pin set, being S 82 deg 35' 36" E, 5.33', more or less, southeasterly from the northerly right-of-way line of Blake Drive, being the northeasterly corner of the herein described, being a point at the terminus of said Blake Drive;

Thence, said terminus, and the Claxton properties, S 82 deg 35' 36" E, 769.40' to an iron pin new;

Thence, S 83 deg 05' 36" E, 326.15' to a point at the centerline of Mill Creek;

Thence, more or less, meandering with the Creek, S 31 deg 12' 54" E, 412.80' to a point in the creek;

Thence, S 22 deg 42' 54" E, 610.50' to a point in the creek;

Thence, S 07 deg 17' 06" W, 363.00' to a point in the creek;

Thence, S 30 deg 02' 06" W, 206.25' to a point in the creek;

Thence, S 20 deg 17' 06" W, 264.00' to a P.K. Nail set in the center of Culbertson Road;

Thence, N 80 deg 48' 47" W, 425.70' to a point in the creek;

Thence, S 75 deg 11' 13" W, 132.00' to a point in the creek;

Thence, N 87 deg 03' 47" W, 297.00' to a point in the creek;

Thence, N 76 deg 33' 47" W, 231.00' to a point in the creek;

Thence, S 70 deg 26' 13" W, 115.50' to a point in the creek;

Thence, S 47 deg 26' 13" W, 594.00' to a point in the creek;

Thence, S 62 deg 26' 13" W, 251.13' to a point in the creek;

Thence, leaving the creek, and with the easterly line of the Sugar Valley, G.P. property of record at Instr. No. 20021210-0152156, N 05 deg 44' 53" E, 1890.33' to a 12" Hackberry tree;

Thence, S 82 deg 11' 37" E, 306.74' to an iron pin new;

Thence, N 06 deg 10' 20" E, 457.88' to the POINT OF BEGINNING and containing 3115694 square feet or 71.526 acres, more or less.

Being a part of the same property conveyed to Jesse C. King, Jr. and wife, Marguerite Turner King by deed of record in Book 3678, Page 317, Register's Office for Davidson County, Tennessee. The said Jesse C. King, Jr. and wife, Marguerite Turner King having since conveyed their interest in the subject property to The King Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed of record in Book 11277, Page 914, 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 Judith King Vulcano by Executor's Quitclaim deed of record in Instrument Number 20060622-0074635, 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 20070124-0009625, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage of record in Book 9439, Page 914, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage of record in Book 10219, Page 545, Register's Office for Davidson County, Tennessee.

5. Gas Line easement conveyed to Gulf Interstate Gas Company of record in instrument of record in Book 2242, Page 133, Register's Office for Davidson County, Tennessee, which was sold to the Columbia Gas System, Inc. by instrument of record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee.

6. The acreage mentioned in the legal description is only for convenience in identifying the tract insured.

7. Riparian rights incident to the premises.

8. Subject to the flow of Mill Creek.

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

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