PICK-UP

BILL GARRETT, Davidson County
Trans:T20090021627 DEEDWARR
Recvd: 04/01/09 15:32 5 pgs
Fees:27.00 Taxes:0.00
20090401-0029452

THIS INSTRUMENT PREPARED BY:
Brendi E. Kaplan, Esq.
WYATT, TARRANT & COMBS, LLP
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:
The Metropolitan Government of Nashville and Davidson County, Tennessee
222 Third Avenue North, Suite 701
Nashville, Tennessee 37201

SEND TAX BILL TO:
EXEMPT

Map 34-11/Parcel 29
Map 34-10/Parcels 106, 107 and 108

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, THOMAS S. HOOVER, SR., married, and E. H. HOOVER, III, married, hereinafter the GRANTORS, have 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, certain tracts or parcels 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 property is mostly unimproved located at 35 Edenwold Road, 51 Edenwold Road and Edenwold Road at Myatt Drive, Madison, Davidson County, Tennessee.

Judith Elaine Hoover joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Thomas S. Hoover, Sr.

Sonia M. Hoover joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of E. H. Hoover, III.

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 successors, 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 16 day of March 2009.

GRANTORS:

Thomas S. Hoover, Sr.

Judith Elaine Hoover

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Thomas S. Hoover, Sr., 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~office~~, this 16 day of March, 2009.

Notary Public

My Commission Expires: My Commission Expires August 16, 2009

PENNY SCHOWALTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Judith Elaine Hoover, 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of March, 2009.

Notary Public

My Commission Expires: My Commission Expires August 16, 2009

PENNY SCHOWALTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

GRANTORS:

E. H. Hoover, III

Sonia M. Hoover

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared E. H. Hoover, III, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of March, 2009.

Notary Public

My Commission Expires: My Commission Expires August 16, 2009

PENNY SCHOWALTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sonia M. Hoover, 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of March, 2009.

Notary Public

My Commission Expires: My Commission Expires August 16, 2009

PENNY SCHOWALTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

EXHIBIT A
Real Property Description

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee bounded on the north by the Louisville and Nashville Railroad; on the south by Dry Creek; on the east by land owned by P. W. Castleman and G. W. Jackson, and on the west by Dr. Binkley.

Being the same property conveyed to Hoover Company, Inc. by deed dated April 17, 1969 from James M. Newland and wife, Margaret E. Newland of record in Book 4326, Page 737, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee described as follows, to wit:

Beginning at a point in the southeasterly margin of the Edenwold Road ramp; thence with the margin of said ramp, easterly 30 feet, more or less, to a point; thence continuing with the margin of said ramp, 51 feet, more or less, to the beginning of a curve with a radius of 25 feet; thence around said curve in a southeasterly direction, 39 feet, more or less, to a point on the southwesterly margin of Myatt Drive; thence with the margin of said Drive, South 9 degrees 11 minutes 40 seconds east a total distance of 275 feet, more or less, to a point in the northerly margin of existing Edenwold Road; thence with the margin of said Road, southwesterly 47 feet to a point, said point being the southeasterly corner of the Hoover Co. property; thence with said Hoover Co. southwesterly line, North 20 degrees 10 minutes west 313 feet, more or less to the point of beginning.

Being a part of the same property conveyed to Hoover Co., Inc. by deed dated December 14, 1972 from Peter Mikitka and wife Erlene P. Mikitka of record in Book 4669, Page 929, Register's Office for Davidson County, Tennessee.

TRACT I AND TRACT II being the same property conveyed to Thomas S. Hoover, Sr., married and E. H. Hoover, III, married by Quitclaim Deed dated April 15, 2005 from Hoover Company, Inc., of record in Instrument Number 20050420-0043797, 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. Easement for sanitary sewers and/or storm drainage granted to Davidson County, Tennessee by grant from R. L. Pullum of record in Book 3278, Page 386, Register's Office for Davidson County, Tennessee.

3. Flowage easement granted to United States of America by Rubin L. Pullum in connection with the operation of Cheatham Lock and Dam Project (Tract U-2168-E) by a deed of record in Book 2274, Page 555, Register' Office for Davidson County, Tennessee.

4. Easement for water main or water line granted to Madison Suburban Utility District by grant from Rubin L. Pullum, of record in Book 3463, Page 269, Register's Office for Davidson County, Tennessee.

5. Slope easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Peter Mikitka and wife, of record in Book 4452, Page 852, Register's Office for Davidson County, Tennessee.

6. Rights of the Louisville and Nashville Railroad, if any, under charter right-of-way.

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