Box 14A

BILL GARRETT, Davidson County
Trans:T20090033566 DEEDWARR
Recvd: 05/21/09 09:38 3 pgs
Fees:18.00 Taxes:44.40
20090521-0046717

G#21955-3
MAP 091-07-0
PARCEL 373.00

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00 .

Affiant

Subscribed and sworn to before me this the 19th day of May, 2009.

My Commission Expires: 3/7/2011

Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2027 Berry Hill Drive, Nashville, Tennessee 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| Eugene H. Nelson | NEW OWNER |
| (Name) | (Name) |
| 3701 Meadowbrook Avenue | |
| (Street Address) | (Street Address) |
| Nashville, TN 37205 | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# SPECIAL 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 all of which is hereby acknowledged, **Randall Veatch and wife, Patricia Veatch** , hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **Eugene H. Nelson, a unmarried man,** , hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property as expressly retained as provided in Metro Council Bill No. 75-1262 of record in Book 4929, Page 917 said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is unimproved property, known as: 5221 Tennessee Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, and the heirs and/or assigns of said Grantee, forever; and, the Grantors further covenant with the 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, unless otherwise herein set out.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantors, but not otherwise.

**IN WITNESS WHEREOF,** the Grantors have caused their names to be affixed hereto on this 19th day of May, 2009.

Randall Veatch

Patricia Veatch

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public of said County and State, Randall Veatch and Patricia Veatch, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2009.

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT "A"

## Legal Description

LAND in Davidson County, Tennessee, being the western half of the former (now closed) right-of-way of 53rd Avenue North lying between the southern margin of Tennessee Avenue and the northern margin of the first alley way located to the south of Tennessee, said portion of former right-of-way being described according to a Boundary Survey dated September 3, 2008 prepared by Volunteer Land Surveying Services (File No. 08115) as follows, to wit:

Beginning at a point in the southern margin of Tennessee Avenue at the northeast corner of Lot 1202 as shown on the No. 1 Plat of West Nashville as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee; thence, along the southern margin of Tennessee Avenue, North 89° 58' 22" East, a distance of 50.00 feet to a point; thence leaving the southern margin of Tennessee Avenue and following the centerline of the former 53rd Avenue North (now closed), South 00° 01' 38" East, a distance of 150.00 feet to a point in the northern margin of an alley way; thence, along the northern margin of said alley way, South 89° 58' 22" West, a distance of 50.00 feet to a point, said point also being the southeast corner of the said Lot 1202; thence along the eastern boundary of the said Lot 1202, North 00° 01' 38" West, a distance of 150.00 feet to the point of beginning. Said portion of former right-of-way was closed and abandoned (easements retained) by Metro Council Bill No. 75-1262, a copy of which appears of record in Book 4929, Page 917, said Register's Office.

Being a portion of the same property conveyed to Randall Veatch and wife, Patricia Veatch, by deeds from Walter Ray Taylor, individually and as Co-Administrator of the Estate of Walter Roosevelt Taylor, Ricky Darrel Taylor, individually and as Co-Administrator of the Estate of Walter Roosevelt Taylor, Michael N. Taylor, Stephen Anthony Taylor, and Linda Kay Taylor of record as Instrument No. 20080514-0049598 and Instrument No. 20080926-0098050, said Register's Office. Said property was recognized as a separate tax parcel by Property Modifications document, subject however to the limitations and conditions stated therein for any future building permit purposes, which is recorded as Instrument No. 20081031-0108677, said Register's Office.