BILL GARRETT, Davidson County
Trans:T20110015775 DEEDWARRSP
Recvd: 03/17/11 09:27 2 pgs
Fees:13.00 Taxes:133.20
20110317-0020878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Treg Warner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF March, 2011.

Brandy K. Gomar
NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 1, 2013

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 4th Avenue North Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Treg Warner 4407 Hunt Place Nashville, TN 37215	Treg Warner 4407 Hunt Place Nashville, TN 37215	092-12-0-419

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

THE METOPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

TREG WARNER

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 45 feet of Lot 83, as shown on the map entitled Boyd Home Tract, of record as Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 83 fronts 45 feet on the northerly side of Hayes Street and runs back between parallel lines 180 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS that certain parcel of land as described of record in Book 2395, page 70, said Register's Office.

Being part of the same property conveyed to City of Nashville, Acting by and Through The Electric Power Board of The City of Nashville, by deed from Ernest R. May, Sr. and wife, Nellie M. May and Albert May and wife, Lonnye Hays May, of record in Book 2338, page 417, Register's Office for said County. The City of Nashville having since amended its charter is now known as The Metropolitan Government of Nashville and Davidson County.

This is unimproved property located at 1708-B Hayes Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th day of March, 2011.

Approved: F. & L.
By _____
Legal Dept. N.E.S.
Date: 3.10.11

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT

By: Mary Jo Price
Its: Chairman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary Jo Price, 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 Chairman of The Metropolitan Government of Nashville and Davidson County, Acting By and Through The Electric Power Board of Said Government, the within named bargainor, and that she, as such Chairman, executed the foregoing instrument for the purpose therein contained, by signing the name of the Electric Power Board by herself as Chairman.

Witness my hand and official seal at this 11th day of March, 2011.

Notary Public

NANCY C. SHORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires: 1-6-2014