Davidson County	DEEDWARRSP
Recvd: 08/27/12 12:54	7 pgs
Fees:37.00 Taxes:0.00	
20120827-0076918	

No Oath of Consideration Required – Conveyance to Metropolitan Government of Nashville and Davidson County – Exempt

Special Warranty Deed

THIS INSTRUMENT PREPARED BY: David L. Lester, Esq. Dow Lohnes PLLC 6 Concourse Pkwy., Suite 1800 Atlanta, GA 30328		
ADDRESS NEW OWNER(S) AS FOLLOWS: Metropolitan Government of Nashville and Davidson County 222 Third Aveneu North Nashville, TN 37201	SEND TAX BILLS TO: N/A – Exempt	MAP-PARCEL NUMBER: Tax Map 094-00-0 Parcels 024.00, 029.00 and 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MANHEIM TENNESSEE, INC.**, a Delaware corporation, successor by merger to Tennessee Services Corporation, a/k/a Anglo American Property Holdings, Inc. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (herein referred to as "Grantee"), its heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to wit:

See **Exhibit A** attached hereto and made a part hereof by this reference.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:
0 Pumping Station Road, 1214 Lebanon Pike and 1450 Lebanon Pike.

TO HAVE AND TO HOLD said tract or parcel of land, subject to the Permitted Exceptions (as defined below), together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

Further, the following deed restriction shall apply to the Property and the Property shall be subject to it:

> *The Property conveyed herein shall not be used for a period of twenty (20) years from the date of the recording of this deed for (a) the conduct of any enterprise, business or activity involving directly or indirectly the sale by wholesale or retail auction of any automobile, truck, off-road vehicle, trailer, tractor, bus, motorcycle or any other vehicle or (b) a reconditioning facility for any of the above vehicles intended for wholesale or retail auction.*

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Property, that it has a good and lawful right to sell and convey the Property, and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, including those matters specified in **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions"), and 2012 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

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 this the 22 day of August, 2012.

GRANTOR:

MANHEIM TENNESSEE, INC., a Delaware corporation

By: _____
Cody L. Partin
Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SANDRA GORDON, a Notary Public for the state and county aforesaid, Cody Partin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Manheim Tennessee, Inc., a Delaware corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 22 day of AUGUST, 2012.

Sandra Gordon
NOTARY PUBLIC

My Commission Expires

SANDRA L GORDON
NOTARY PUBLIC, STATE OF GEORGIA
DEKALB COUNTY
MY COMMISSION EXPIRES 1/06/2014

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being part of the same property conveyed from AA Property Holdings, Inc., a Deleware corporation, to Tennessee Services Corporation, a Deleware corporation, by Warranty Deed of record as Instrument No. 20021028-013868, said Register's Office, being more particularly described as follows:

COMMENCING at the northwest corner of a bridge where Lebanon Road crosses over the railroad, thence North 03 degrees 56 minutes 26 seconds East, 15.26 feet to an iron pin found at the southeast corner of the herein described property, this being the **POINT OF BEGINNING**;

Thence, South 81 degrees 53 minutes 22 seconds West, 668.09 feet to an iron pin (set);

Thence, South 07 degrees 19 minutes 17 seconds East, 5.03 feet to an iron pin (set);

Thence, South 81 degrees 53 minutes 22 seconds West, 150.09 feet to an iron pin (found);

Thence, North 06 degrees 26 minutes 12 seconds East, 798.32 feet to a mag nail (set);

Thence, South 81 degrees 11 minutes 35 seconds West, 170.06 feet to a mag nail (set);

Thence, South 07 degrees 19 minutes 59 seconds West, 222.48 feet to an iron pin (found);

Thence, South 79 degrees 44 minutes 29 seconds West, 51.66 feet to an iron pin (found);

Thence, North 10 degrees 41 minutes 52 seconds East, 29.19 feet to a mag nail (found);

Thence, South 83 degrees 17 minutes 31 seconds West, 259.93 feet to a mag nail (found);

Thence, South 83 degrees 44 minutes 52 seconds West, 554.23 feet to an iron pin (set);

Thence, South 83 degrees 29 minutes 15 seconds, West 319.41 feet to an iron pin (set);

Thence, South 11 degrees 53 minutes 55 seconds, West 595.87 feet to an iron pin (set);

Thence, with a curve to the right having a radius of 1,118.50 feet, an arc length of 45.28 feet, a chord bearing of North 78 degrees 48 minutes 19 seconds West, a chord length of 45.28 to an iron pin (set);

Thence, North 77 degrees 41 minutes 03 seconds West, 366.99 feet to an iron pin (set);

Thence, South 12 degrees 18 minutes 35 seconds West, 4.96 feet to an iron pin (set);

Thence, North 77 degrees 41 minutes 25 seconds West, 258.38 feet to a concrete monument (found), said point being the southwest corner of said property;

Thence, North 06 degrees 02 minutes 18 seconds East, 1,762.89 feet to iron pin (set);

Thence, North 25 degrees 00 minutes 52 seconds West, 502.92 feet to a T-post (found), said point being the northwest corner of said property;

Thence, North 65 degrees 20 minutes 47 seconds East, 1,453.97 feet to an iron pin (set);

Thence, South 22 degrees 58 minutes 42 seconds East, 471.37 feet to an iron pin (set);

Thence, North 81 degrees 45 minutes 35 seconds East, 76.49 feet to an iron pin (found);

Thence, South 43 degrees 44 minutes 26 seconds West, 8.67 feet to an iron pipe (found);

Thence, North 88 degrees 45 minutes 02 seconds East, 556.17 feet to an iron pin (found);

Thence, North 89 degrees 29 minutes 32 seconds East, 163.31 feet to an iron pin (set), said point being the northeast corner of said property;

Thence, with a curve to the right, having a radius of 7,218.97 feet, an arc length of 694.39 feet, a chord bearing of South 16 degrees 31 minutes 55 seconds East, a chord length of 694.12 feet to an iron pin (set);

Thence, South 19 degrees 17 minutes 15 seconds East, 741.07 feet to an iron pin (set);

Thence, with a curve to the right, having a radius of 2,814.79 feet, an arc length of 925.46 feet, a chord bearing of South 09 degrees 52 minutes 06 seconds East, a chord length of 921.30 feet to the **POINT OF BEGINNING**, containing 5,542,977.6 square feet or 127.25 acres more or less, according to a survey by Jeffrey A. Leopard, dated October 10, 2011 and revised August 14, 2012.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Matters shown on that certain survey by Jeffrey A. Leopard, dated October 10, 2011 and revised August 14, 2012.

2. Easement(s) for sewer of record in book 3770, page 275 and book 3857, page 671, said Register's Office.

3. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. The right to a free sewer connection as described by Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3857, page 671, RODC, also described in Instrument No. 20021028-0131868, said Register's Office.

5. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

6. Easement(s) for waterline of record in Book 3853, page 479, said Register's Office.

7. TVA transmission line easement of record in Book 1303, page 112, said Register's Office.

8. Reservations and conditions of record in Book 651, page 756 and Book 670, page 566, said Register's Office.

9. Articles of Merger of record in Book 8586, page 714, said Register's Office.

10. TVA transmission line easements of record in Book 437, page 46, Book 1163, page 167, Book 1224, page 319, and Book 1714, page 109, said Register's Office.

11. Right of way deed of record in Book 3069, page 439, said Register's Office.

12. Pipeline right of way easements of record in Book 3647, page 581 and Book 4993, page 929, said Register's Office.

13. Sewer storm drainage easements of record in Book 3770, page 523, Book 3857, page 666; and Book 7187, page 875, said Register's Office.

14. Right-of-way for Lebanon Road.

15. TVA transmission line easements of record in Book 1207, page 466 and Book 1714, page 105.

16. Waterline easements of record in Book 5390, page 389, said Register's Office.

17. Nashville Gas Co. easement of record in Book 2137, page 229, said Register's Office.

18. Colonial pipeline easements of record in Book 5028, page 995 and book 3643, page 134, said Register's Office.

19. Sewer easements of record in Book 5097, page 832, and Book 5097, page 835, said Register's Office.

20. Notice of hazardous substances by Health Department (1989) of record in Book 7816, page 55, said Register's Office.

21. Subject to right of way for L&N Railroad.

22. Plan in Plat Book 421, page 187, said Register's Office.

23. Charter of record in Book 8586, page 714, said Register's Office.

24. Appurtenant easement(s) for sewer of record in Book 3770, page 275 and book 3857, page 671, said Register's Office.

25. Right-of-Way Easement of record in Book 4947, page 568, said Register's Office.

26. Advanced Construction Damage Release of record in Book 4947, page 571, said Register's Office.

27. Advanced Construction Damage Release of record in Book 5030, page 338, said Register's Office.

28. Easements and other matters identified in a Warranty Deed of record in Book 10570, page 180, said Register's Office.

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY