THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120082206 DEEDWARR
Recvd: 10/30/12 08:50 4 pgs
Fees:22.00 Taxes:0.00
20121030-0099176

Box 14
24210-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Electric Service 1214 Church Street Nashville, TN 37246	New Owner	Map 071-02 Parcel 003-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, HIGHBRICK KIRBY PARTNERSHIP, LTD., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ACTING BY AND THOUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being part of the same property conveyed to J.B. Michael & Company, Inc., by deed dated May 26, 1965 from James E. Witty and wife, Willie P. Witty of record in Book 3894, Page 688, Register's Office for Davidson County; and being further conveyed to Thomas A. Harris, Trustee, by Quitclaim Deed dated June 30, 1983 of record in Book 6093, Page 271, said Register's Office; and further being part of the same property conveyed to Annie Lucille Michael, Trustee, etal, by Quitclaim Deed dated June 20, 1986 of record in Book 6901, Page 574, said Register's Office; and being further conveyed to Highbrick Kirby Partnership, Ltd., a Tennessee limited partnership by Quitclaim Deed dated August 26, 1986 of record in Book 6968, Page 803, said Register's Office for Davidson County, Tennessee.

This unimproved commercial property is also known as 2436 Brick Church Pike, Nashville, Tennessee, 37207.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit AB@; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of October, 2012.

Highbrick Kirby Partnership, Ltd.
a Tennessee limited partnership

By: Nancy Mokros
Nancy Mokros, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy Mokros, General Partner of Highbrick Kirby Partnership, Ltd., a Tennessee limited partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges that she, as the General Partner, having the authority to do so, executed the foregoing instrument for the purposes therein contained therein by signing the name of the limited partnership as such General Partner.

WITNESS my hand, at office this 19th day of October, 2012.

Etta Carter
Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 19th day of October, 2012.

Etta Carter
Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Legal Description

Land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Brick Church Pike at R.G. Powell's Northeast corner; thence South 76 3/4 degrees West 1,414 feet to R.G. Powell's Northwest corner; thence North 24 3/4 degrees West 224 feet to Herbert Cantrell's Southwest corner; thence North 76 1/2 degrees East 1,447 feet to Herbert Cantrell's Southeast corner in the middle of the Brick Church Pike; thence South 17 1/2 degrees East 208.6 feet to the beginning and containing 7.10 acres, more or less.

Included but Excluded is the property described as follows:

Beginning at a point on the West existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Anne Holladay Weatherford, etal and the Grantor (Highbrick Kirby Partnership) with the West existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike southerly 208 feet more or less to the intersection with the common property line of R.G. Powell, et ux and the Grantor; thence with said common property line South 80 degrees 07 minutes 18 seconds West, a distance of 16.98 feet to the point of intersection with the West proposed margin of State Project No. 19108-2704-54; thence with said proposed margin with an 11,501.16 feet radius curve right 208.61 feet to a point located 42.04 feet left of the centerline survey station 112+85.82; said point being in Anne Weatherford's North property line; thence with said property line South 80 degrees 07 minutes 18 seconds West, a distance of 17.02 feet to the point of beginning, containing 3,504 square feet and being part of the same property conveyed by Annie Lucille Michael, Trustee to Highbrick Kirby Partnership, Ltd., of record in Book 6968, Page 803, said Register's Office.

Property subject to the Permanent Easement and Right-of-Way for Street purposes and Right-of-Way for Temporary Construction purposes of record in Book 8217, Page 331, said Register's Office.

Being unimproved property known as 2436 Brick Church Pike, Davidson County, Nashville, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map 71-2 Parcel 3

2. Subject to the right-of-way of Brick Church Pike.

3. Subject to the Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 8217, Page 331, Register's Office for Davidson County, Tennessee.

4. Subject to the right-of-way and a permanent easement for a drainage facility conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10123, Page 958, said Register's Office.

5. No insurance is afforded as to the exact acreage of the property described herein.