WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	119-07-0/044.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Philip E. Crossman, Judy C. Gemmill, and Cathy J. Bressler, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A.

Being the same property conveyed to J.E. Crossman by deed from the First National Company of record in Book 4881, page 788, as corrected and re-recorded in Book 4886, page 568, Register's Office for Davidson County, Tennessee. J.E. Crossman has since died, leaving this property to Philip E. Crossman, Judy c. Gemmill and Cathy J. Bressler as his only children and his sole heirs. This property is considered separate and non-marital property belonging to these heirs.

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 GRANTORS do covenant 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands on March 26, 2013.

Davidson County DEEDWARR
Recvd: 03/27/13 13:32 5 pgs
Fees:27.00 Taxes:0.00
20130327-0030100

Philip E. Crossman

Judy C. Gemmill

Cathy J. Bressler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Philip E. Crossman, Judy C. Gemmill, and Cathy J. Bressler. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 26, 2013.

NOTARY PUBLIC
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

"Exhibit A"

Surveyor's Description

J. E. Crossman, ET UX Property
Old Glenrose Avenue
Metro PID #11907004400
First Civil District
Nashville, Davidson County, Tennessee

Being a Parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the South by the northerly margin of Old Glenrose Avenue, and the northerly margin of Dodge Drive (Unimproved Right-of-Way), bounded on the West by the easterly margin of Interstate 24, and the Four Star Realty Investment Company Property, as of Record in Deed Book 5568, Page 462-(R.O.D.C.,TN), bounded on the Northwest by the Metropolitan Government of Nashville and Davidson County, Tennessee (Metro Gov't WW Water & Sewer) Property, as of Record in Instrument No. 200906260059835-(R.O.D.C.,TN), bounded on the North by the approximate centerline of Mill Creek and the southerly boundaries of the "Glencliff Estates – Section VII" Subdivision, as of record in Plat Book 2331, Page 73-(R.O.D.C.,TN), bounded on the East by the Metropolitan Government of Nashville and Davidson County, Tennessee (Metro Gov't) Property, as of record in Instrument No. 201110060077765-(R.O.D.C.,TN), lying generally West of Thompson Lane and being more particularly described as follows:

Beginning at an Iron Pin (Set) in the northerly margin of Old Glenrose Avenue, said Iron Pin (Set) being located approximately 612.5' westerly of the westerly margin of Thompson Lane measured along the northerly margin of Old Glenrose Avenue, and being further described as being the southwest corner of the Metropolitan Government of Nashville and Davidson County, Tennessee (Metro Gov't) Property, as of record in Instrument No. 201110060077765-(R.O.D.C.,TN), and being the most southeasterly corner of the subject property described herein;

Thence, with the northerly margin of Old Glenrose Avenue and a curve to the left having a Central Angle of 06°21'26", a Radius of 1,800.00', a Length of 199.72', and a Chord Bearing and Distance of N83°55'46"W, 199.61' to an Iron Pin (Set);

Thence, continuing with the northerly margin of Old Glenrose Avenue, N87°06'29"W, 776.59' to an Iron Pin (Set) at the beginning of a curve to the right in the northerly margin of Dodge Drive (Unimproved Right-of-Way);

Thence, with said curve having a Central Angle of 24°24'49", a Radius of 525.00', a Length of 223.70', and a Chord Bearing and Distance of N74°54'05"W, 222.01' to an Iron Pin (Set);

Thence, continuing with the northerly margin of Dodge Drive (Unimproved Right-of-Way), N62°41'40"W, 88.38' to a point in the "Controlled Access Fencing" in the easterly margin of Interstate 24;

Thence, with the easterly margin of Interstate 24, N16°41'15"W, 69.00' to a point in the "Controlled Access Fencing" in the easterly margin of Interstate 24;

Thence, leaving the easterly margin of Interstate 24 with a common line with Four Star Realty Investment Company Property, as of Record in Deed Book 5568, Page 462-(R.O.D.C.,TN), N29°43'40"W, 20.00' to an existing Monument (Found);

Thence, a common line with the Four Star Realty Investment Company Property, as of Record in Deed Book 5568, Page 462-(R.O.D.C.,TN), N52°38'20"E, 66.00' to an Iron Pin (Set);

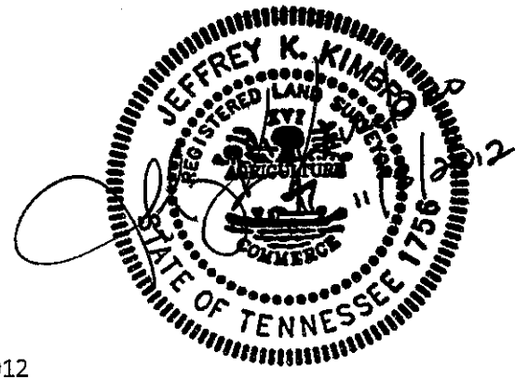
Thence, a common line with the Four Star Realty Investment Company Property, as of Record in Deed Book 5568, Page 462-(R.O.D.C.,TN), N30°07'40"W, 223.60' to an existing Monument (Found), said existing Monument (Found) being the northeast corner of the Four Star Realty Investment Company Property, as of Record in Deed Book 5568, Page 462-(R.O.D.C.,TN), and the northwest corner of the subject property described herein;

Thence, a common line with the Metropolitan Government of Nashville and Davidson County, Tennessee (Metro Gov't WW Water & Sewer) Property, as of Record in Instrument No. 200906260059835-(R.O.D.C.,TN), N56°27'58"E, passing an Witness Iron Pin (Set) at 6.85' and continuing for a total distance of 87.57' to a point in the approximate centerline of Mill Creek and the most northwesterly corner of the"Glencliff Estates – Section VII" Subdivision, as of record in Plat Book 2331, Page 73-(R.O.D.C.,TN);
Thence, with the approximate centerline of Mill Creek and the southerly boundaries of the "Glencliff Estates – Section VII" Subdivision, as of record in Plat Book 2331, Page 73-(R.O.D.C.,TN) the following nine (9) calls:
Thence, S24°19'38"E, 259.00';
Thence, S29°14'38"E, 135.00';
Thence, S48°37'38"E, 88.00';
Thence, S74°02'38"E, 99.00';
Thence, S88°02'38"E, 120.00';
Thence, N80°57'22"E, 346.00';
Thence, S87°09'38"E, 120.00';
Thence, S80°30'38"E, 132.00';
Thence, S77°45'38"E, 232.00';
Thence, leaving the approximate centerline of Mill Creek and the southerly boundary of the"Glencliff Estates – Section VII" Subdivision, as of record in Plat Book 2331, Page 73-(R.O.D.C.,TN) with a common line with the Metropolitan Government of Nashville and Davidson County, Tennessee (Metro Gov't) Property, as of record in Instrument No. 201110060077765-(R.O.D.C.,TN), S08°25'42"W, passing an Witness Iron Pin (Set) at 48.81' and continuing for a total distance of 58.81' to the Point of Beginning.

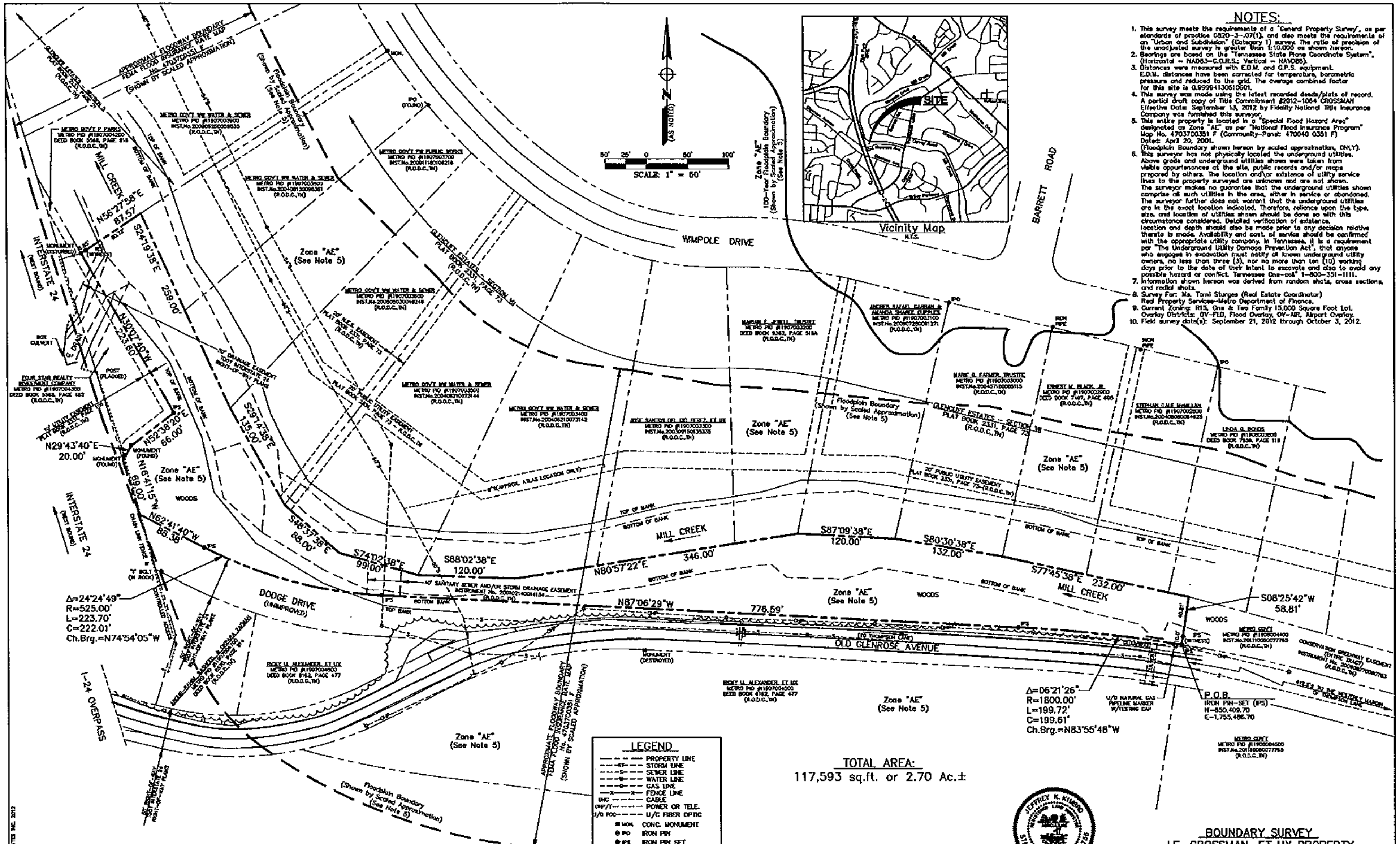
Containing 117,593 square feet or 2.70 Acres, more or less.

Subject Property is encumbered by the following:

- A 40' Sanitary Sewer and/or Storm Drainage Easement crossing the subject property from the northerly margin of Dodge Drive (Unimproved Right-of-Way) to the approximate centerline of Mill Creek, as of record in Instrument No. 200102140014154-(R.O.D.C.,TN).
- A 50' Drainage Easement following an existing Drain near the most northwesterly corner of the subject property from the easterly margin of Interstate 24 to a point within the banks of Mill Creek, as depicted on TDOT Right-of-Way Plans (No Record Found).



Prepared By:
Thornton & Associates, Inc.
Professional Land Surveying
1205 S. Graycroft Avenue
Madison, Tennessee 37115
Office: (615) 865-1913
jeffkimbro@thorntonsurvey.com
T&A Project No. 12-1554-01
T&A File: Surveyor's Description-JECrossman Property 11-8-2012



NOTES:

1. This survey meets the requirements of a "General Property Survey", as per standards of practice 0820-3-.07(1), and also meets the requirements of an "Urban and Subdivision" (Category 1) survey. The ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.
2. Bearings are based on the "Tennessee State Plane Coordinate System". (Horizontal - NAD83-C.O.R.S.; Vertical - NAVD88).
3. Distances were measured with E.D.M. and G.P.S. equipment. E.D.M. distances have been corrected for temperature, barometric pressure and reduced to the grid. The average combined factor for this site is 0.99994130610601.
4. This survey was made using the latest recorded deeds/plats of record. A partial draft copy of Title Commitment #2012-1064 CROSSMAN Effective Date: September 13, 2012 by Fidelity National Title Insurance Company was furnished this surveyor.
5. This entire property is located in a "Special Flood Hazard Area" designated as Zone "AE" as per "National Flood Insurance Program" Map No. 47037C0351 F (Community-Panel: 470040 0351 F) Dated: April 20, 2001. (Floodplain Boundary shown hereon by scaled approximation, ONLY).
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and\or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost. of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections, and radial shots.
8. Survey For: Ms. Tomi Sturges (Real Estate Coordinator) Real Property Services-Metro Department of Finance.
9. Current Zoning: R15, One & Two Family 15,000 Square Foot Lot. Overlay Districts: OV-FLD, Flood Overlay, OV-AIR, Airport Overlay.
10. Field survey date(s): September 21, 2012 through October 3, 2012.

SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN & SUBDIVISION" (CATEGORY I) LAND SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED IS GREATER THAN THAN 1:10,000 AS SHOWN HEREON.

BY.______________________TN. LICENSE NO. 1756
JEFFREY K. KIMBRO, P.L.S.
THORNTON & ASSOCIATES, INC.

JEFFREY K. KIMBRO REGISTERED LAND SURVEYOR STATE OF TENNESSEE 1756

BOUNDARY SURVEY
J.E. CROSSMAN, ET UX PROPERTY
OLD GLENROSE AVENUE
METRO PID #11907004400
DEED BOOK 4886, PAGE 568-(R.O.D.C.,TN)
FIRST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 11/8/2012

PROJECT No. 12-1354-01

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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.

John Cobb Rochford
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