**RECORD & RETURN TO:**
Community Title Company
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/28/13 13:50 4 pgs
Fees:22.00 Taxes:0.00
**20131028-0111928**

| **WARRANTY DEED** | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
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<br>P.O. Box 196300<br>Nashville, TN 37219-6300 | EXEMPT | 11907004500 and 11907004600 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ricky U. Alexander and wife, Janice S. Alexander, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Metropolitan Government of hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Being a certain tract or parcel of land lying and being in the City of Nashville, Metropolitan Davidson County, Tennessee, and identified as Parcel Identification Number 11907004600 and being a portion of the Ricky U. Alexander, et ux Janice S. Alexander property recorded in Deed Book 6162, Page 477, Registers Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Rebar (N) w/ T&A Cap (State Plane Coordinates: Northing 650324.32, Easting 1754345.14) in the north right-of-way of Old Glenrose Avenue, this being the southeast corner of Rasheed and Zai'mah (DB 8570, PG 814, R.O.D.C.,TN) and the southwest corner of the property described herein; thence leaving the aforementioned right-of-way and with Rasheed and Zai'mah N 10°36'52" E a distance of 123.21' to a ½" Rebar (N) w/ T&A Cap in the south right-of-way of Dodge Drive, unimproved, this being the northeast corner of Rasheed and Zai'mah and the northwest corner of the property described herein; thence leaving Rasheed and Zai'mah and with the aforesaid right-of-way for two calls: on a curve to the left having an arc length of 144.88' and a radius of 575.00' (chord bearing of S 79°53'23" E, chord length of 144.50') to a ½" Rebar (N) w/ T&A Cap; S 87°06'29" E a distance of 92.29' to a ½" Rebar (N) w/ T&A Cap where the rights-of-way of Dodge Drive and Old Glenrose Avenue intersect, this being the easternmost corner of the property described herein; thence leaving the south right-of-way of Dodge Drive and with the north right-of-way of Old Glenrose Avenue for three calls: on a curve to the left having an arc length of 39.20', and a radius of 525.00' (chord bearing of S 65°32'39" W, chord length of 39.19') to a ½" Rebar (N) w/ T&A Cap; S 63°24'18" W a distance of 84.79' to a ½" Rebar (N) w/ T&A Cap; on a curve to the right having an arc length of 151.41' and a radius of 350.00' (chord bearing of S 75°47'00" W, chord length of 150.23') to the Point of Beginning containing 15893.78 square feet or 0.36 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 with a date of September 10, 2013; and

Tract 2:

Being a certain tract or parcel of land lying and being in the City of Nashville, Metropolitan Davidson County, Tennessee, and identified as Parcel Identification Number 11907004500 and being a portion of the Ricky U. Alexander, et ux Janice S. Alexander property recorded in Deed Book 6162, Page 477, Registers Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Rebar (N) w/ T&A Cap (State Plane Coordinates: Northing 650360.24, Easting 1755479.38) in the south right-of-way of Old Glenrose Avenue, this being the northwest corner of the Metropolitan Government of Nashville and Davidson County, Tennessee (Instrument Number

20110060077765, R.O.D.C., TN) and the northeast corner of the property described herein; thence leaving the aforementioned right-of-way and with the Metropolitan Government of Nashville and Davidson County, Tennessee S 08°25'42" W a distance of 229.46' to a ½" Rebar (N) w/ T&A Cap in the north charter right-of-way of CSX Railroad, this being the southwest corner of the Metropolitan Government of Nashville and Davidson County, Tennessee and the southeast corner of the property described herein; thence leaving the Metropolitan Government of Nashville and Davidson County, Tennessee and with the aforementioned charter railroad right-of-way for two calls: N 83°02'34" W a distance of 728.74' to a ½" Rebar (N) w/ T&A Cap; on a curve to the right having an arc length of 327.07' and a radius of 2765.00' (chord bearing of N 79°44'29" W, chord length of 326.88') to a ½" Rebar (N) w/ T&A Cap where the charter right-of-way of CSX Railroad and the south right-of-way Old Glenrose Avenue intersect, this being the southwest corner of the property described herein; thence leaving the aforementioned charter railroad right-of-way and with the south right-of-way Old Glenrose Avenue the following courses and distances: on a curve to the left having an arc length of 118.75', and a radius of 400.00' (chord bearing of N 71°53'41" E, chord length of 118.31') to a ½" Rebar (N) w/ T&A Cap; N 63°24'18" E a distance of 84.77' to a ½" Rebar (N) w/ T&A Cap; on a curve to the right having an arc length of 244.46' and a radius of 475.00' (chord bearing of N 78°08'54" E, chord length of 241.77') to a ½" Rebar (N) w/ T&A Cap; S 87°06'29" E a distance of 460.69' to a ½" Rebar (N) w/ T&A Cap; on a curve to the right having an arc length of 194.88' and a radius of 1750.00' (chord bearing of S 83°55'04" E, chord length of 194.78') to the Point of Beginning containing 187410.06 square feet or 4.30 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 with a date of September 10, 2013.

This property is also known as improved property located at 0 Old Glenrose Avenue, Nashville, TN 37210.

The above described property is further set forth in the attached exhibit drawing.

**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 they 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; and GRANTOR does further covenant and bind himself, his 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 October 28, 2013.

Ricky U. Alexander

Janice S. Alexander

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On October 28, 2013, before me personally appeared Ricky U. and Janice S. Alexander, to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 October 28, 2013.

NOTARY PUBLIC

My Commission Expires: 09-11-2017

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

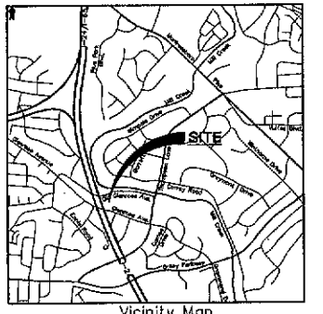
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 400.00' | 118.75' | 118.31' | N 71°53'41" E | 17°00'32" |
| C2 | 475.00' | 244.46' | 241.77' | N 78°08'54" E | 29°29'13" |
| C3 | 1750.00' | 194.88' | 194.78' | S 83°55'04" E | 06°22'50" |
| C4 | 2765.00' | 327.07' | 326.88' | N 79°44'29" W | 06°46'39" |
| C5 | 575.00' | 144.88' | 144.50' | S 79°53'23" E | 14°26'12" |
| C6 | 525.00' | 39.20' | 39.19' | S 65°32'39" W | 04°16'41" |
| C7 | 350.00' | 151.41' | 150.23' | S 75°47'00" W | 24°47'10" |

| PROPERTY | OWNER | PARCEL ID# | DEED BOOK,PAGE or INST. No.-R.O.D.C.,TN | ACREAGE & SQUARE FOOTAGE |
|---|---|---|---|---|
| (A) | RICKY U. ALEXANDER, ET UX JANICE S.<br>515 BONERWOOD DRIVE<br>NASHVILLE, TN 37211 | 11907004600 | DEED BOOK 6162, PAGE 477 | 15893.78 SQ.FT. OR 0.36 AC.± |
| (B) | RICKY U. ALEXANDER, ET UX JANICE S.<br>515 BONERWOOD DRIVE<br>NASHVILLE, TN 37211 | 11907004500 | DEED BOOK 6162, PAGE 477 | 187410.06 SQ.FT. OR 4.30 AC.± |

LEGEND
- PROPERTY LINE
- STORM LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- FENCE LINE
- GUARDRAIL
- TREELINE
- RAILROAD
- CABLE
- POWER OR TELE.
- U/G FOC U/G FIBER OPTIC
- CONC. MONUMENT (O)
- 1/2" REBAR (O) W/ CAP (UNLESS OTHERWISE NOTED)
- 1/2" REBAR (N) W/ CAP STAMPED T & A RLS 1123
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- WATER VALVE
- WATER METER
- GAS VALVE
- SIGN

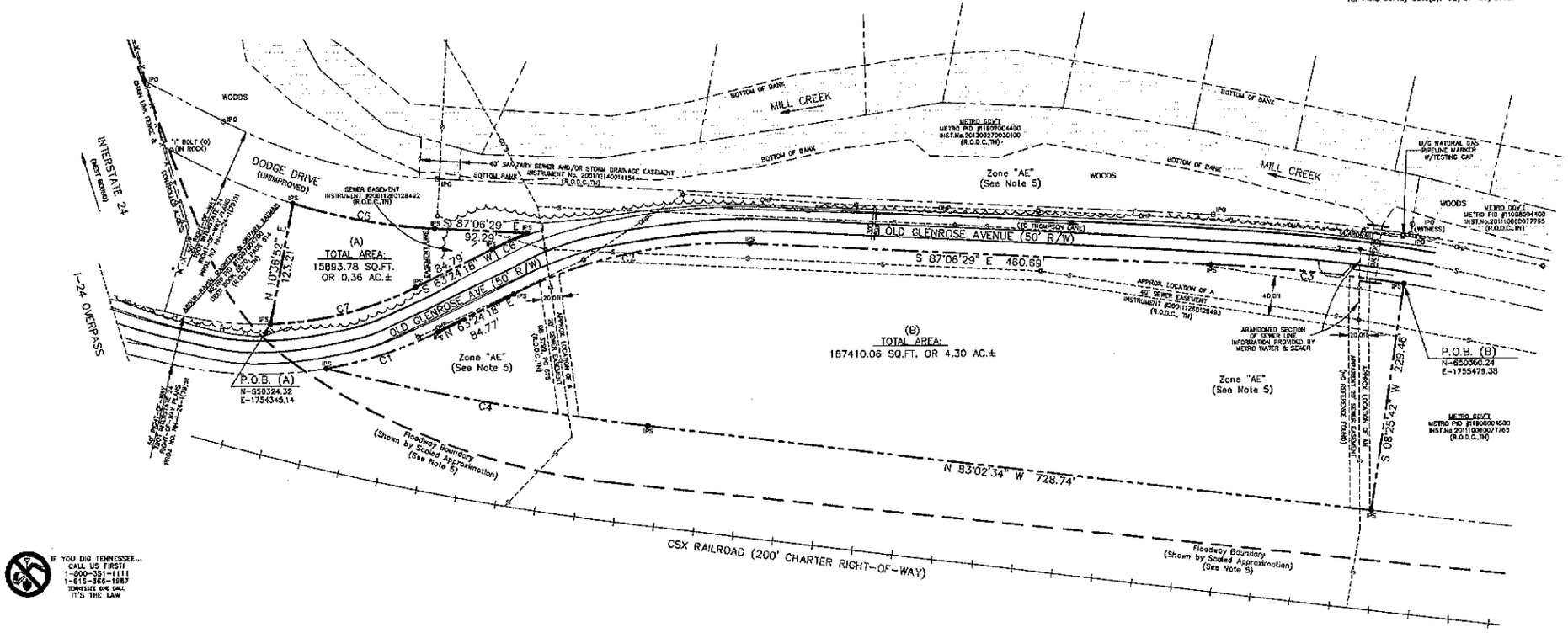
N (AS NOTED)

50' 25' 0 50' 100'
SCALE: 1" = 50'



Vicinity Map
N.T.S.

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 0.9999413051950l.
4. This survey was made using the latest recorded deeds/plats of record. Surveyor was not furnished a title report.
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: 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): 08/27-30/2013.




IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1887
TENNESSEE ONE CALL
IT'S THE LAW

© COPYRIGHT THORNTON & ASSOCIATES INC. 2013

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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 SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY _____ TN. LICENSE NO. 1123
ERLY J. THORNTON JR., P.L.S.
THORNTON & ASSOCIATES, INC.

ERLY J. THORNTON JR. REGISTERED LAND SURVEYOR NO. 1123 STATE OF TENNESSEE

BOUNDARY SURVEY
RICKY U. ALEXANDER, ET UX PROPERTY
OLD GLENROSE AVENUE
METRO PID #11907004500 & #11907004600
DEED BOOK 6162, PAGE 477-(R.O.D.C.T)
16TH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 09/10/2013
Drawn By: CBS Checked By: SS PROJECT No. 12-1554-02

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, Dianne R. Sims, 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.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17