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

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 03/06/14 15:28 3 pgs
Fees:17.00 Taxes:0.00
20140306-0019091

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	05116001300

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, Dugger Investment Partnership, L.P., a Tennessee limited partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The 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:

Being a certain tract or parcel of land lying and being in the Seventh Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID #05116001300 and is the Dugger Investment Partnership, L.P. property recorded as Instrument #200212260158474 (R.O.D.C.T.), Lot 20, A.J. McGaugheys Second Haysboro Subdivision recorded in Plat Book 547, Page 043 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a Concrete Monument (O) in the west right-of-way of Brush Hill Road, this being the northeast corner of the property described herein in the south property line of Dugger (201212270119630), reference a Concrete Monument (O) in the former west right-of-way of Brush Hill Road at S 82°25'23" E a distance of 35.17', this being the original northeast parent tract corner of the property described herein; thence leaving Dugger and with the west right-of-way of Brush Hill Road for three calls: S 07°52'39" W a distance of 40.18' to a Concrete Monument (O); on a curve to the right having an arc length of 54.37' and a radius of 34.87' (chord bearing of S 37°22'13" E, chord length of 49.03') to a Concrete Monument (O); S 06°47'04" W a distance of 25.06' to a ½" Rebar (O) with no cap, this being the southeast corner of the property described herein and the northeast corner of Lot 19, A.J. McGaugheys Second Haysboro Subdivision (547/043); thence leaving the west right-of-way of Brush Hill Road and with the north property line of Lot 19 N 82°31'14" W, passing a ½" Rebar (O) with no cap at a distance of 346.07' and continuing on in all a total distance of 375.27' to a point in Bradsford Branch, this being the southwest corner of the property described herein and the northwest corner of Lot 19 in the east line of Northstar Cemetery (200705300064313); thence leaving Lot 19 and with Northstar Cemetery and generally Bradsford Branch N 07°36'56" E a distance of 100.00' to a point in said branch, this being the northwest corner of the property described herein and a common corner of Northstar Cemetery and Dugger; thence leaving Northstar Cemetery and Bradsford Branch and with the south property line of Dugger S 82°31'14" E, passing a ½" Rebar (N) with Sexton Cap at a distance of 30.00' and continuing on in all a total distance of 340.43' to the Point of Beginning containing 35842.47 square feet or 0.82 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee, 37115 on 06 & 07 February 2014. (A scrivener's error in the former legal description has been corrected by the substitution of the foregoing new surveyor's description, based upon a new survey dated February 6 and 7, 2014, for the surveyor's description in previous instruments of record.)

Being the same property conveyed to Dugger Investment Partnership, L.P., a Tennessee limited partnership by Quitclaim Deed from Kathleen J. Dugger, widow and sole surviving spouse of John T. Dugger, Jr., recorded on the 26th day of December, 2002 in Instrument No. 20021226-0158474, in the Register's Office for Davidson County, Tennessee.

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 does covenant with the said GRANTEES that he 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 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 March 6, 2014.

Dugger Investment Partership, L. P.

BY: J. Alan Dugger
John Alan Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Alan Dugger, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be General Partner of Dugger Investment Partnership, L.P., the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing for by himself as General Partner of Dugger Investment Partnership, L.P.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of March, 2014.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

D. Diane R. Sims
NOTARY PUBLIC

My Commission Expires: 9-11-17

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