

LEGAL DESCRIPTION

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED ("Deed") is made and entered into as of the 18th day of December, 2015, by and between (i) **WILLIAM R. BRYANT**, unmarried, whose address is 2146 Duck Pond Lane, Sevierville, Tennessee 37876 (the "Grantor") and (ii) **TRUSTEES FOR THE LOUISVILLE ELECTRICAL JOINT APPRENTICESHIP AND TRAINING TRUST FUND**, a Kentucky 501(c)(3) tax exempt trust, with an address of 4315 Preston Highway, Suite 100, Louisville, Kentucky 40213 (the "Grantee").

The in-care of address to which the 2015 property tax bill may be sent is 4315 Preston Highway, Suite 100, Louisville, Kentucky 40213.

WITNESSETH:

For good and valuable consideration in the total amount of **ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00)**, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, sell and convey to the Grantee, to have and to hold in fee simple, with covenant of **GENERAL WARRANTY**, all of its right, title and interest in and to the real estate located in Jefferson County, Kentucky which is more particularly described as follows (the "Property"):

BEGINNING at a point in the Southeasterly line of Durrett Lane, South 52 degrees 25 minutes West 75 feet 0 inches from a point in said line of Durrett Lane, at the intersection of the Northeasterly line of the tract of land conveyed to Carl Breitenstein and wife by deed dated March 15, 1946, and recorded in Deed Book 2100, Page 107, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with said line of Durrett Lane South 52 degrees 25 minutes West 75 feet 0 inches, and extending back South 32 degrees 38 minutes East between parallel lines 197.70 feet to the Southeasterly line of said tract conveyed to Carl Breitenstein and wife by deed hereinabove referred to.

Being the same property acquired by William R. Bryant by deed dated July 6, 1992 of record in Deed Book 6200, Page 361, and by deed dated April 11, 2006 of record in Deed Book 8821, Page 526, both in the Office of the Clerk of Jefferson County, KY.

The Grantor hereby covenants that it is lawfully seized of the estate hereby conveyed, and that the Property conveyed hereby is free and clear of all liens and encumbrances except:

- (i) applicable rules and regulations imposed by any applicable planning or zoning commission;
- (ii) any and all future real estate taxes and assessments;

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