K 2244

D E E D.

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars to us this day paid cash in hand by the Chestnut Grove Civic Club, a corporation organized and existing under the laws of the State of Tennessee by Charter issued under the general welfare clause under date of March 13, 1953 and of record in Corporation Record Book O-18, Page 185 in the Office of the Secretary of State; and for and in further consideration of making the here-in-after described tract or parcel of land available to the said Chestnut Grove Civic Club with title and perpetual title conditioned upon the said Chestnut Grove Civic Club building a Club House upon said land within a reasonable length of time and limited to the time during which said Club House shall be and remain Club House of the said Chestnut Grove Civic Club, and if the said Chestnut Grove Civic Club fails to build a Club House on said land, or, after the erection of such building the same is not used or ceases to be and continue to be the Club House of the said Chestnut Grove Civic Club, the land herein and hereby conveyed shall be deemed to have been set aside for a purpose which failed and said land shall be deemed to have reverted to the bargainors and their heirs and personal representatives in fee simple as though this conveyance had not been made.

FOR THE PURPOSES AND TO THE EXTENT AND DURATION hereinabove set out, we, Sam L. Lewis and wife, Alice Rose Lewis have bargained and sold, and by these presents do transfer and convey unto the said

C H E S T N U T G R O V E C I V I C C L U B , I N C . ,

its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

"Land in the 8th. Civil District of Davidson County, Tennessee, on Sullivan Ridge and Charlotte Pike, about 12 miles from Nashville, Tennessee.

"As surveyed by S. H. Hutchison March 28, 1953

"Beginning at a point in center of Charlotte Road, same being southwest corner of the 200-acre tract, and R. G. Martin's southeast corner, and J. E. Hill's northwest corner; thence with R. G. Martin's east line, north one degree 30 minutes east 247.5 feet to a stake; thence leaving Martin's line going north 78 degrees east 206 feet to a stake with black locust and hickory pointers; thence south 24 degrees east 231 feet to a point in center of Charlotte Pike and J. E. Hill's north line; thence with center of said road and J. E. Hill's north line the following calls; north 74 degrees west 45 feet; north 84 degrees west 100 feet; south 73 degrees west 100 feet; south 45 degrees west 100 feet to point of beginning, containing 1.2 acres be the same more or less.

"The above lot is a portion of a 200-acre tract known as Tract #1 which was conveyed by deed to Sam L. Lewis, from Lillian Lewis and others, the 20th. day of May, 1944, of record in Book 1298, Page 52, R.O.D.C., Tennessee."

FOR THE PURPOSES AND TO THE EXTENT AND FOR THE DURATION hereinabove set out, to have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, for the purposes and to the extent and for the purposes hereinabove set out, to the said Chestnut Grove Civic Club, Inc., its successors and assigns.

AND WE DO COVENANT with the said Chestnut Grove Civic Club, Inc., that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

AND, we, Sam L. Lewis and wife, Alice Rose Lewis, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land, for the purposes and to the extent and for the duration hereinabove set out, to the said Chestnut Grove Civic Club, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this the 20 day of July, 1953.

WITNESS: [illegible]

Sam L. Lewis

Alice Rose Lewis

G 411