56233

WARRANTY DEED

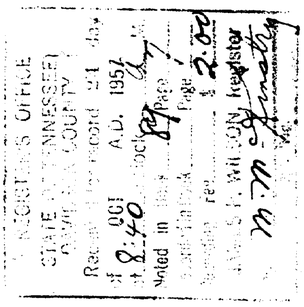
FROM

The CITY OF NASHVILLE

TO

EIGHTEENTH AVENUE COMMUNITY CENTER





FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, and pursuant to Bill No. 57-201, enacted on May 23, 1957, the City of Nashville has bargained and sold, and by these presents does transfer and convey to the Eighteenth Avenue Community Center (formerly Eighteenth Avenue Youth Center), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Beginning at the intersection of the westerly margin of 18th Avenue, North, as now located, with the southerly margin of Osage Street, thence with the southerly margin of Osage Street S 76° 48' W 354.0 feet, more or less, to the easterly margin of 21st Avenue, North; thence with the easterly margin of 21st Avenue, North S 13° 30' E 150.0 feet, more or less; thence parallel to Osage Street and 150.0 feet therefrom N 76° 48' E 378.0 feet, more or less, to the westerly margin of 18th Avenue, North; thence with the westerly margin of 18th Avenue, North, N 22° 36' W 152.04 feet, more or less, to the southerly margin of Osage Street, the point of beginning.
>
> Being part of the same property conveyed to the City of Nashville Board of Education by deed from the 18th Avenue Community Center, of record in Book 2542, page 173, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Eighteenth Avenue Community Center, its successors and assigns forever.

The City of Nashville covenants with the Eighteenth Avenue Community Center that is is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The City of Nashville further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Eighteenth Avenue Community Center, its successors and assigns against the lawful claims of all persons whomsoever.