K 2957

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the Davidson County Board of Education, and other good and valuable considerations, the receipt of which is hereby acknowledged, Suburban Properties, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Davidson County Board of Education, its successors in office, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 and 2 on the Map of the Partition of the William F. Cooper Farm, a plan of which is of record in Plan Book 2, page 133, Chancery Court at Nashville, and described according to a survey made by James L. Murphy, Jr., Surveyor, dated August 18, 1959, as follows: BEGINNING at a point in the north margin of Porter Road in the east line of the property of L. F. Davis, in the west line of the right-of-way of the present TVA easement of record in Book 787, page 52, Register's Office; thence along the west line of said TVA easement, North 1 degree 30 minutes East 1604.96 feet to a point in the center of Marsden Avenue, extended; thence along the center of the same, South 88 degrees 27 minutes East 862.51 feet to a point in the center of Stratford Avenue; thence with the center of the same as follows: South 1 degree 45 minutes West 106.86 feet; South 14 degrees 15 minutes West 385.67 feet to a point; thence South 2 degrees 16 minutes West 567.91 feet to a point; thence South 3 degrees 45 minutes East 404.48 feet to a point; thence South 2 degrees 14 minutes West 126.15 feet to a point; thence North 88 degrees West and along the northerly margin of Porter Road, 683.73 feet to a point; and continuing with the margin of the same, South 77 degrees 33 minutes West 124.23 feet to the point of beginning containing 28.87 acres. Being part of the property conveyed to Suburban Properties, Inc., by deed from Sarah P. Burch and husband, as of record in Book 2922, page 394, said Register's Office.
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> This conveyance is made subject to any portion of the premises embraced within the bounds of any roads or highways. Also to an easement granted Tennessee Electric Power Company (now TVA), as of record in Book 787, page 52, being 100 feet wide for one line of towers and wires or cables for transmission of electric current.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Davidson County Board of Education, its successors in office, forever. And Suburban Properties, Inc., covenants with the said Davidson County Board of Education, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as mentioned above.

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