K 3128

WARRANTY DEED The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($10.00),

Cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged.

We, C. C. Crace, Edwin Smith and E. R. Driver, being all of the appointed and duly qualified Trustees of the Donelson Assembly of God Church hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto The Donelson Child Development Center, Inc.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being two tracts of land in the 3rd Civil District of Davidson County, Tenn. both partly shown on the Plan of Lakeland of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, described together according to a survey by Hickerson-Miller, Surveyor, August 17, 1960, as follows:

Beginning at a concrete monument located in the east margin of McGavock Pike the same being the southerly point of the intersection of Lakeland Drive and McGavock Pike; thence around a curve with a radius of 25 feet, 39.3 feet to a concrete monument; thence with the southerly margin of Lakeland Drive south 62°4' east 113.3 feet to a concrete monument; thence continuing with the margin of Lakeland Drive around a curve with a radius of 225 feet, 197.6 feet to a concrete monument; thence south 11°44' east 35.1 feet to a concrete monument, being also the northeasterly corner of Tract No. 2 as referred to in the prior deed; thence continuing with the margin of Lakeland Drive 97.3 feet to a concrete monument; thence So.23°28' east 15.5 feet to a concrete monument in the southerly margin of Lakeland Drive; thence south 52°36' west 59.5 feet to a concrete monument; thence south 49°30' west 262.5 feet to an iron pin; thence north 18°50' west 108 feet to an iron pin at a fence corner; thence north 2°30' west 423 feet along a fence to an iron pin in the easterly margin of McGavock Pike; thence along the margin of said Pike 21.5 feet to the point of beginning, containing 2.38 acres, more or less. Being the same property conveyed to the Trustees of the Donelson Assembly of God Church, by deed from Lena Niederhauser and E. R. Niederhauser, of record in Bk.2600, page 574, RODC, Tenn

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he 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, except for a vendor's lien, recorded in Book 2600, page 574, Register's Office for Davidson County, Tennessee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of August, 1960

C. C. Crace — Edmund Smith

E. R. Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. C. Crace, Edmond Smith, E. R. Driver, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this, the 18th day of August, 1960

Cletus Knight

My commission expires: 11/10/63

G 619