BK 3678

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MADISON COMMUNITY PARK, INC.

HAS bargained and sold, and by these presents do transfer and convey unto the said DAVIDSON COUNTY UNION OF KING'S DAUGHTERS, THEIR SUCCESSORS and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTH SIDE OF DUPONT AVENUE, AND BEING A PART OF THE TRACT CONVEYED TO MADISON COMMUNITY PARK, INC. BY DEED FROM OPHA R. BIXLER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH MARGIN OF DUPONT AVENUE (SAID POINT BEING THE NORTHEAST CORNER OF THE COMMUNITY PARK TRACT) AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID COMMUNITY PARK TRACT, S 8 DEG. 36' E. 300 FEET, MORE OR LESS, TO AN IRON PIN, IN SAID EAST LINE; THENCE, N 86 FEG. 15" W. (PARALLEL TO DUPONT AVENUE) 150 FEET, MORE OR LESS, TO AN IRON PIN; THENCE N 8 DEG. 36" W. 300 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF DUPONT AVENUE; THENCE WITH THE SOUTH MARGIN OF DUPONT AVENUE S 86 DEG. 15' E. 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO MADISON COMMUNITY PARK, INC. BY DEED FROM OPHA R. BIXLER, OF RECORD IN BOOK 2804, PAGE 397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS UNIMPROVED.

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 UNION OF KING'S DAUGHTERS THEIR SUCCESSORS and assigns, forever.

And MADISON COMMUNITY PARK, INC. DOES covenant with the said DAVIDSON COUNTY UNION OF KING'S DAUGHTERS that IT IS lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And MADISON COMMUNITY PARK, INC., DOES further covenant and bind ITSELF, ITS SUCCESSORS and representatives, to warrant and forever defend the title to the said land to the said DAVIDSON COUNTY UNION OF KING'S DAUGHTERS, THEIR SUCCESSORS and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 17TH day of SEPTEMBER, 1963

ATTEST:

James A. Rainey
JAMES A. RAINEY, SEC.

MADISON COMMUNITY PARK, INC.

By: J R Coarsey
J. R. COARSEY, PRESIDENT

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