WARRANTY DEED

For and in consideration of the sum of Twenty-Three Thousand Five Hundred and 00/100 ($23,500.00)---------- *DOLLARS*

Bessie Lou Anderson
has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Metropolitan Board of Parks and Recreation, its representatives ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lots No. 19 & 20 on the Plan of University Lots, not of record and described as follows:
BEGINNING at a point in the Westerly margin of Academy Place, at the Northwest corner of said Place and Kuhn Street; thence with the margin of Academy Place, Northerly 56 feet to the intersection of Hermitage Avenue; thence with the Southwesterly margin of said Avenue, Northwesterly 55 feet more or less to the line between Lots No. 18 & 19; thence Westerly with the line of said Lots, 120 feet to the Easterly margin of an alley; thence Southerly with said alley 100 feet to the intersection of Kuhn Street; thence easterly with the Northerly margin of said Street, 160 feet to the beginning.
Being the same property conveyed to M. G. Anderson, by deed dated September 18, 1923, from Lillie Steward Bowen, as of record in Book 636, page 13, said Register's Office. Said deed of record in Book 636, page 13, shows a consideration of $3200.00. The said M. G. Anderson died in 1943, and devised said property to Bessie Lou Anderson, a certified copy of the Will is of record in Book 1224, page 395, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Board of Parks and Recreation, its representatives ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Metropolitan Board of Parks and Recreation *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered;* except for lien of 1964 taxes, all existing highways, roadways and utility easements and applicable building and zoning regulations and rights of parties in possession.

And I, Bessie Lou Anderson *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Metropolitan Board of Parks and Recreation, its representatives ~~heirs~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 17th *day of* June, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bessie Lou Anderson
Bessie Lou Anderson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ////////////// John C. Jeffords Jr. *a Notary Public in and for said County and State,* Bessie Lou Anderson

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 17th *day of* June, 19 64

Commission expires ~~May 11, 1966~~ March 22, 1965 *Notary Public*