WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand, Five Hundred and 00/100 ($16,500.00) Dollars, Eight Thousand, Two Hundred, Fifty and 00/100 ($8,250.00) Dollars in cash being paid to Willie M. Jones Pardue, and Eight Thousand, Two Hundred, Fifty and 00/100 ($8,250.00) Dollars being paid in cash to Greer Evans and his wife, Virginia R. Evans, the receipt of the payment of all of which being hereby acknowledged, we, WILLIE M. JONES PARDUE, (a widow), and GREER EVANS and his wife, VIRGINIA R. EVANS, have bargained and sold, and by these presents do transfer and convey unto MADISON LITTLE LEAGUE BASEBALL, INC., (a non-profit corporation, organized and existing under the laws of the State of Tennessee), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

PARCEL NO. I: Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan of Forest Park Acreage Tracts at Madison, Tennessee, as of record in book 843, page 45, Register's Office for said County, described according to a survey made by Ernest Medlin, Surveyor, June 20, 1964, as follows:
Beginning at a point in the east margin of Forrest Park Road, being the corner of Tracts Nos. 1 and 2 in said Subdivision; thence north 82 deg. east with the dividing line between said tracts Nos. 1 and 2, 950 feet to a point, the southeast corner of Tract No. 1; thence south 38 deg. east 479 feet to a point, the northeast corner of Tract No. 3; thence north 86 deg. west with the dividing line between Tracts Nos. 2 and 3; 991.2 feet; thence north 10 deg. 34' east 183.8 feet; thence south 82 deg. west 285.7 feet to the east margin of Forest Park Road; thence with the same north 4 deg. east 30 feet to the beginning.
Being part of the real property conveyed to George L. Jones and wife, Willie M. Jones, by deed from Thomas S. Hartley and wife, dated May 4, 1936, filed September 11, 1937, and recorded in book 1012, page 186, said Register's Office, the said George L. Jones having since died, and his widow, Willie M. Jones, one of the grantors herein, subsequently married J. W. Pardue, who is also deceased.

The grantor, Willie M. Jones Pardue, reserves the right to retain a building within that portion of the 30-foot by 285.7 feet of land hereby conveyed, which building is located approximately 100 feet East of Forest Park Road, and the encroachment of said building within said 30'x285.7 feet is shown on the plat of Ernest Medlin, Surveyor, dated June 20, 1964.