WARRANTY DEED

From

Euston N. Peeler etux

To

Metropolitan Government
of Nashville and
Davidson County, Tenn-
Board of Parks and
Recreation

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUL 9 1964

NO STATE TAX DUE

AUDITOR

RECEIVED FOR REGISTER
AND RECORDED IN
OFFICE OF REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE

JUL 9 11 44 AM 1964

REGISTER

DEP. REG.

WARRANTY DEED

BOOK 3788 PAGE 423

For and in consideration of the sum of ONE HUNDRED FORTY FIVE THOUSAND DOLLARS ($145,000.00) cash in hand paid, the receipt of all of which is hereby acknowledged, We, EUSTON N. PEELER and wife, MAGGIE BELL PEELER, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- THE BOARD OF PARKS AND RECREATION, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee and being Lot No. 1 on the Overton Plan of record in Plan Book 2, page 140, Chancery Court, Davidson County, Tennessee, and a 25 foot strip of land conveyed to Euston N. Peeler and wife, by deed from E. B. Rucker as of record in Book 1115, page 66, Register's Office for Davidson County, Tennessee, and being described according to a survey made by Barge, Waggoner and Sumner, Engineers, dated December 4, 1963, as follows:

BEGINNING at a point in the low water mark on the west bank of Cumberland River, said point being the southeast corner of Lot No. 2 of the above mentioned Plan and the northeast corner of this tract, said point being witnessed by an iron pin N 86° 46' W, 61.0 feet; thence southwesterly with the low water line of Cumberland River the following bearings and distances:

S 34° 30' W, 284.46 feet to a point;
S 40° 00' W, 899.91 feet to a point;
S 45° 15' W, 1199.88 feet to a point;
S 50° 30' W, 499.95 feet to a point;
S 55° 30' W, 1199.88 feet to a point;
S 59° 00' W, 1310.00 feet to a point;
S 71° 30' W, 749.92 feet to a point;
S 78° 46' W, 279.99 feet to a point in said low water line, said point being the southwest corner of this tract and being a common corner to Charles R. Mahaffey and witnessed by an iron pin N 9° 25' E, 8.97 feet; thence N 9° 25' E, 1223.97 feet with the east boundary lines of said Mahaffey and Oak Valley, Inc. to a concrete monument; thence N 8° 34' 30" E, 1272.18 feet with the east line of Robert M. Sutton to an iron pin; thence N 6° 25' E, 1100.91 feet with the east boundary lines of W. E. Ingram, Thomas Menees and G. B. Carter to a point; thence N 86° 58' 40" W, 1353.93 feet with the north line of said G. B. Carter to a point in the centerline of Neely's Bend Road; thence N 4° 15' 45" E, 25.01 feet with the centerline of Neely's Bend Road to a point; thence S 86° 58' 40" E, 1354.87 feet with the south line of Lunceford B. Hull to a point; thence N 6° 25' E, 406.54 feet with the east line of said Hull to an iron pin, the northwest corner of this tract; thence S 86° 46' E, 4521.00 feet with the common line between Lots 1 and 2 to the point of beginning. Containing 257.445 acres, more or less and subject to flowage easement to elevation 398.5 (E. N. Peeler to United States of America, Tract No. R-1846E) of record in Book 2203, page 337, Register's Office for Davidson County, Tennessee and 25' Roadway Easement of record in Plan Book 2, page 140, Chancery Court, Davidson County, Tennessee. Also a right of way easement approximately 25' in width to Davidson County for Neely's Bend Road.

BEING the same property conveyed to Euston N. Peeler and wife, Maggie Bell Peeler by deed of record in Book 1115, page 69 and by deed of record in Book 1115, page 66, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 9 day of July, 1964.

Euston N. Peeler
Euston N. Peeler

Maggie Bell Peeler
Maggie Bell Peeler

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Betty Lou Fry, a Notary Public in and for the State and County aforesaid, personally appeared the within named Euston N. Peeler and wife, Maggie Bell Peeler, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein containcd.

Witness my hand and official seal at Nashville, Tennessee, this, the 9 day of July, 1964.

Betty Lou Fry
Notary Public

My Commission expires:

