FOR AND IN CONSIDERATION of the sum of Sixteen Thousand, Six Hundred and Seventy-Two ($16,672) Dollars, cash in hand paid by the Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, to Mollie D. Walkup, a widow, the receipt of which is hereby acknowledged, Mollie D. Walkup has this day bargained and sold and does hereby transfer and convey unto the Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, in fee simple Tract No. 1, hereinafter described, and two (2) permanent easements and rights of way over Tract No. 2 and Tract No. 3, hereinafter described. The three tracts of land are in the Thirteenth Civil District of Davidson County, Tennessee, and are parts of a portion of the property belonging to Mrs. Mollie D. Walkup by Will of Joe Walkup, deceased, as of record in Will Book 62, page 172, in the office of the County Court Clerk of Davidson County, Tennessee; the tracts are shown on Nashville Electric Service Drawing No. 32639, and are described as follows:

The tract of land herein conveyed in fee simple is described as follows:

TRACT 1

Beginning at a point in the south line of said Walkup Property and being north 69°36.5' west 268.89 feet from the northeast corner of property belonging to M. D. Morris as recorded in Book 1472, page 357, Register's Office for Davidson County, Tennessee; thence along the south boundary line of the Walkup Property north 69° 36½' west 32.19 feet to a point; thence continuing along said southerly boundary north 70° 52½' west 414.44 feet to Walkup's southwest corner; thence along the Walkup west boundary line north 7° 54' east 308.84 feet to the intersection of the easterly right-of-way line of the Tennessee Valley Authority with said west line of Walkup; thence along the easterly right-of-way line of the Tennessee Valley Authority north 46° 10' east 175.67 feet to a point; thence south 69° 36½' east 436.94 feet to a point; thence south 20° 23½' west 450.56 feet to the point of beginning, the whole containing 5.600 acres, more or less.

The permanent easements and rights of way over Tract No. 2 and Tract No. 3, hereinafter described, are for the following purposes: The perpetual right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, including the right to erect transmission line structures,

wires, cables, and any necessary appurtenances; the right to clear said easements and rights of way and to keep the same clear of brush, timber, inflammable structures and fire hazards and the right to remove danger trees, if any, located beyond the limits of said easements and rights of way; and the right of ingress and egress to the aforementioned tract of land conveyed in fee simple title by this instrument, all over, above, across and under the following described tracts of land, to wit:

TRACT 2 - Right of Way and Easement Only

Beginning at a point on the westerly right of way of the Clarksville Highway with the existing fence line marking the northerly boundary of the Mollie D. Walkup Property extended easterly until it meets said right of way opposite the State Highway Center Line Station 117+13 more or less; thence with an existing fence and remnants of an old stone wall along said Walkup's northerly boundary south 80° 41½' west 80.02 feet; north 87° 52½' west 90.15 feet; north 89° 24' west 79.57 feet; south 89° 26½' west 56.56 feet; south 80° 06' west 61.24 feet; south 87° 53½' west 127.26 feet; south 87° 16½' west 151.71 feet; north 83° 17½' west 35.26 feet; south 89° 44½' west 76.43 feet; south 87° 23' west 74.36 feet; south 74° 39' west 23.50 feet; north 77° 44' west 26.40 feet; south 74° 49' west 26.92 feet; south 86° 20' west 26.25 feet; north 82° 44½' west 28.65 feet to the intersection of said northerly property line with the easterly margin of the Tennessee Valley Authority 150 foot easement; thence leaving the property line of said Walkup and with the easterly right of way of the Tennessee Valley Authority easement south 46° 10' west 254.84 feet to the northwest corner of the property purchased by the Electric Power Board of the Metropolitan Government of Nashville and Davidson County; thence along said northerly property line of said Electric Power Board south 69° 36½' east 83.28 feet to a point; thence north 46° 10' east 184.00 feet; thence north 88° 10½' east 973.13 feet to a point on the westerly right of way of the Clarksville Highway; thence north 25° 45' west 93.45 feet along said westerly right of way to the point of beginning, the whole containing 2.132 acres, more or less.

TRACT 3 - Right of Way and Easement Only

Beginning at a point in the northerly line of the property of M. D. Morris, as of record in Book 1472, page 357, Register's Office for Davidson County, Tennessee, said point being 5.89 feet westerly from the said Morris' northeast corner; thence along the south boundary line of the Walkup Property north 69° 36½' west 263.00 feet to a point marking the southeast corner of the above described substation property; thence along the easterly line of said substation property north 20° 23.5' east 100.00 feet to a point; thence south 69° 36½' east 263.00 feet to a point; thence south 20° 23.5' west 100.00 feet to the point of beginning; the whole containing 0.604 acres, more or less.

All three tracts of land above described are part of the real estate devised to Mollie D. Walkup by Will of Joe Walkup, deceased, of record in Will Book 62, page 172, County Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate and easements and rights of way, together with all appurtenances, estate, title, and interest thereto belonging, unto the said Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, its successors and assigns forever.

Mollie D. Walkup covenants with the said Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, that she is lawfully seized and possessed of said real estate in fee simple; that she has a good and lawful right to sell and convey the same, and that it is free and unencumbered, and Mollie D. Walkup does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said easements and rights of way and said land conveyed in fee simple to the Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, its successors and assigns, against the lawful claims of all persons whomsoever.

Mollie D. Walkup covenants and agrees that the payment of the purchase price above stated is accepted by her as full compensation for all damages incidental to the exercise of any of the rights above described, including any depreciation in the value of the remaining land resulting from the granting of the easements and rights of way and conveyance in fee simple.

IN WITNESS WHEREOF Mollie D. Walkup has hereunto subscribed her name this 28th day of July 1964.

Mollie D. Walkup

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John R. Myrick, a Notary Public in and for the State and County aforesaid, the within named Mollie D. Walkup, the 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 28th day of July 1964.

John R. Myrick
Notary Public

JOHN R. MYRICK NOTARY PUBLIC DAVIDSON COUNTY, TENN. COM. EXPIRES NOV. 2, 1965

My Commission expires: Nov 2, 1965

Mollie D. Walkup

To) D E E D

Electric Power Board
Metropolitan Government of Nashville
and Davidson County, Tennessee

NO STATE TAX DUE
JUL 30 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

43955

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 30 11 52 AM '64

RECORDED

DEP. REG.

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