$50.05 R.S.

BOOK 3848 PAGE 84(

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Metropolitan Government | No taxes - Metropolitan Gov't. | Map 82-14 |
| (NAME) | (NAME) | |
| Davidson County Courthouse | | Par. 38.1 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P.O. OR ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Forty-five Thousand Three Hundred Sixty-five and No/100 - - - - - - ($45,365.00) - - - - - - - - - - - *DOLLARS* cash, receipt of which is hereby acknowledged,




H. G. Hill Company

has bargained and sold, and by these presents do transfer and convey unto the said The Metropolitan Government of Nashville and Davidson County, its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land located in the City of Nashville in Davidson County, State of Tennessee, northeast of and adjacent to First Avenue, North, at Renwar Street, and more particularly described as follows:

Beginning at the intersection of the northeast line of First Avenue, North, with the southeast line of Renwar Street; thence with the southeast line of Renwar Street in a northeasterly direction approximately 160 feet to a point in the mean low water line on the left bank (westerly) of the Cumberland River; thence with the said mean low water line as it meanders upstream approximately 320 feet to a point; thence with a severance line and with a line at right angles to the northeast line of First Avenue, North, in a southwesterly direction approximately 175 feet to a point in the northeast line of First Avenue, North; thence with the northeast line of First Avenue, North, in a northwesterly direction 303.4 feet to the point of beginning, and containing 1.16 acres, more or less.

Furthermore, all right, title and interest of the Grantor in the trackage of three railroad spurs, as follows:

Track No. 96 extending from Station 2391 + 67.5 (point of switch) into the property herein conveyed, approximate length 300 feet.

Track No. 95 extending from Station 2391 + 67.5 northwesterly along the property line fronting on First Avenue, North, approximate length 600 feet.

Track No. 99, renumbered after street improvement No. 95A, extending from Station 2390 + 67.0 to the old coal storage yard across First Avenue, North, from the property herein conveyed, approximate length 290 feet. The right to cross First Avenue was granted Nashville Railroad and Light Company by Nashville City Ordinance No. 273 dated December 27, 1922.

Being the same property conveyed by United States of America by Tennessee Valley Authority to H. G. Hill Company by deed dated June 11, 1964, and recorded in Book 3795, pages 27-30, Register's Office for said County.

This conveyance is made subject to the following:

Agreement between Louisville and Nashville Railroad Company and Tennessee Electric Power Company, Incorporated, dated January 30, 1931, as to ownership and maintenance of a sidetrack.

The easements or rights-of-way set out in the deed from Tennessee Utilities Corporation to City of Nashville of record in Book 1133, page 8; and also in the deed from Tennessee Utilities Corporation to Tennessee Valley Authority and United States of America of record in Book 1136, page 1, Register's Office for Davidson County, Tennessee.

Flowage easement in connection with operation of Cheatham Lock and Dam Project.

This is ~~improved~~ (X) unimproved property, known as ..... (House Number) ..... (Street) ..... P. O. Address ..... (City or Town)

*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 Government of Nashville and Davidson County, its successors *heirs and assigns, forever.*

*And* Grantor *do covenant with the said* Metropolitan Government of Nashville and Davidson County *that* it is *lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered,* except as hereinabove mentioned.

*And* the said H. G. Hill Company does *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Metropolitan Government of Nashville and Davidson County, its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand this* 30th *day of* December, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. G. Hill Company
By L. P. Thurmond
Executive President

H. G. HILL COMPANY
ATTEST:
Assistant Secretary
1920
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..... a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF.....
COUNTY OF.....

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret A. Turner, a Notary Public of the State and County aforesaid, personally appeared L. P. Thweatt, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Exec. Vice-President of the H. G. Hill Company, the within named bargainor, a corporation, and that he as such Exec. Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Exec. Vice-President

Witness my hand and seal, at office in Nashville, this 30th day of December, 19 64.

Margaret A. Turner
Notary Public

Commission Expires July 22, 1967

WARRANTY DEED

FROM H. G. HILL COMPANY

TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY.

64361

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 8 8 55 AM '65

NOTED; BOOK 1110 PAGE 683
RECORDING FEE $ 2.00
DEP. REG. ____

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

NO STATE TAX DUE

JAN 8 1965

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