Send any tax statements to:
Cumberland Foundation, Inc.
4110 Hillsboro Road
Nashville, Tennessee

BOOK 3917 PAGE 258

Parcel No. 8D-39425
Parcel No. 8D-39480
Map 66
Par. 31-33

WARRANTY DEED

For and in Consideration of the sum of One Hundred Thousand ($100,000.00)

DOLLARS cash

paid by Cumberland Foundation, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged, we James Leo Johnson and wife, Martha Jane Johnson,





have bargained and sold, and by these presents do transfer and convey unto the said Cumberland Foundation, Inc., its successors

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, as follows:

Tract No. 1: Being described according to a survey made by Erle Drake, County Surveyor, March 30, 1925, as beginning at a point in the center of River Road, the southwest corner of a tract of land owned by F. B. White, and running thence with White's western boundary line, north 24° east 14 poles to a stake, north 37-3/4° east 8 poles to a stake; thence north 46° 40' east 33 poles to a stake; thence north 24-3/4° east 30 poles to two willow trees near a spring; thence north 19½° east 59 poles to a stake in a branch; thence north 22½° east 100 poles to low water mark of Cumberland River, F. B. White's northwest corner; thence down said River with the low water mark, north 88° west 73 poles to Will Dozier's northeast corner; thence with Dozier's eastern boundary line, south 2° 55' west 61½ poles, south 25° west 56 poles, south 12° west 96.88 poles to the center of said River Road; thence with said Road, south 73-3/4° east 9 poles, south 42-¼° east 13.56 poles to the beginning, containing 70.5 acres, more or less.

Tract No. 2: Being described according to a survey made by W. B. Southgate, Surveyor, September, 1919, as beginning at a point in the center of the Old River Road Pike, opposite a gate post in Logan Lee's southeast corner, and running thence with the center of said Road, south 42¼° east 30.44 poles, south 48½° east 10 poles, south 74° east 40

poles, south 78½° east 14 poles; thence south 60° east 11.2 poles to the southwest corner of the Duncan F. Kenner 112.5 acre tract; thence with the western boundary line of said Kenner Tract, north 12° west 257 poles to the low water mark of the Cumberland River; thence with the said low water mark of said River, south 75-3/4° west 44 poles to the northeast corner of a tract of 70.5 acres now owned by E. J. Adkisson; thence with the eastern boundary line of said Adkisson tract of land, south 22½° west 100 poles, more or less, to a point on a branch; thence south 19½° west 59 poles to two willows near a spring, south 24-3/4° west 30 poles to a point; thence south 46° 40' west 33 poles, south 37-3/4° west 8 poles; thence south 24° west 14 poles to the beginning, containing 107 acres, more or less, including and excluding the right-of-way of the New River Road Pike and a narrow strip of land lying between the old and new roads.

Included in the above tracts of land, but excluded therefrom, a tract of 1.19 acres, more or less, conveyed to Claude E. Sadler, Jr. and wife, Melba Anne Sadler, by deed from S. W. Blackwell and wife, of record in Book 3133, page 247, Register's Office for said County.

Being the same property conveyed to James Leo Johnson and wife, Martha Jane Johnson by deed from S. W. Blackwell and wife, Mattie M. Blackwell dated the 28th day of February 1962, and recorded February 28, 1962, in Book 3343, page 554, of the Register's Office for Davidson County, Tennessee.

This conveyance and the warranties herein are made subject to an easement granted the City of Nashville by Carrie Sue Townes of record in Book 1710, page 3, said Register's Office; to a perpetual easement and right to flood premises or such parts thereof as may be necessary as set out in Deed of Flowage Easement from S. W. Blackwell, et al to United States of America of record in Book 2142, page 39, said Register's Office; and to easement for right-of-way of River Road and New River Road Pike and any and all roads lying within boundaries of premises.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cumberland Foundation, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Cumberland Foundation, Inc. *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.* except as hereinabove stated and except for 1965 taxes which have been prorated and are assumed by the grantee.

Grantors shall have the right to retain possession of the property until January 1, 1966.

And we, James Leo Johnson and wife, Martha Jane Johnson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cumberland Foundation, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 28th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Leo Johnson

Martha Jane Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wade Bowles, a Notary Public in and for said County and State, the within named James Leo Johnson and wife, Martha Jane Johnson

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 19 65

Wade Bowles, Notary Public.

Commission Expires 8-17-67

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 1.50

JUL 20 1965

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

PAID JUL 28 1965

BOOK 3917 PAGE 261

90742

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 28 3 30 PM '65

NOTED: BOOK 112 PAGE 137
RECORDING FEE 1.50
DEP. REG.

WARRANTY DEED

FROM

James Leo Johnson and wife,
Martha Jane Johnson

TO

Cumberland Foundation, Inc.

This Deed prepared by
Lowe Watkins, Attorney
Watkins, McGugin & Stewart,
Commerce Union Bank Building,
Nashville, Tennessee

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE