WARRANTY DEED TV-25571A

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THIS INDENTURE, made and entered into by and between the United States of America acting by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as "TVA"), a corporation created and existing under an Act of Congress, known as the "Tennessee Valley Authority Act of 1933," as amended, and the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, hereinafter called the "Grantee"; Map 93-2 Par. 53 m.o.

W I T N E S S E T H:

WHEREAS, the Board of Directors of TVA has determined that the land hereinafter described, on which there is no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant, is not necessary to carry out plans and projects actually decided upon, and is property upon which certain of Grantee's transmission lines are located and which TVA, as agent of the United States of America, is authorized, under Section 4(k)(d) of the Tennessee Valley Authority Act of 1933, as amended, to convey as provided therein;

NOW, THEREFORE, for and in consideration of the sum of TWELVE THOUSAND DOLLARS ($12,000.00), cash in hand paid to the United States of America, acting by and through its legal agent, the Tennessee Valley Authority, by the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, the receipt of which is hereby acknowledged, the United States of America

93-2-53

has bargained and sold and by these presents does transfer and convey 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, a certain tract of land located in Nashville, in Davidson County, State of Tennessee, northeast of and adjacent to First Avenue North and 303.4 feet southeast of Renwar Street, and more particularly described as follows:

> Beginning at a point in the northeast line of First Avenue North (formerly Front Street), said point being 303.4 feet, as measured along the northeast line of First Avenue North, in a southeasterly direction from the southeast line of Renwar Street; thence with a severance line at right angles to First Avenue North in a northeasterly direction 175 feet, more or less, to a point in the mean low water line on the left bank of the Cumberland River; thence with the said mean low water line as it meanders upstream approximately 165 feet to a point, a corner to the land of the City of Nashville; thence with the line of the land of the City of Nashville and with a line at right angles to the northeast line of First Avenue North in a southwesterly direction approximately 165 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 165.0 feet to the point of beginning, and containing 0.64 acre, more or less.

The above described land is a part of the property acquired by the United States of America by virtue of Item 1, Paragraph numbered 12 of the deed from Tennessee Utilities Corporation, dated August 15, 1939, recorded in Book 1136, page 1 et seq., in the office of the Register of Davidson County, Tennessee.

It is understood and agreed that the above described property is conveyed subject to the zoning regulations of the said Metropolitan Government.

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, Tennessee, acting by and through the Electric Power Board of said Government, its successors and assigns, forever.

And TVA does covenant with the said Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, that the United States of America is lawfully seized and possessed of said land in fee simple; that TVA, as legal agent of the United States is duly authorized and has a good right to convey same; and the same is unencumbered, except as hereinabove set out. And TVA, as legal agent of the United States, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to 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, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Tennessee Valley Authority, acting herein as legal agent of the United States of America, and being duly authorized so to do, has caused this instrument to be executed in the name of the United States of America, by its authorized officers, and its corporate seal to be hereunto affixed, this, the 23d day of May, 1964.

UNITED STATES OF AMERICA

BY TENNESSEE VALLEY AUTHORITY, its legal agent

Attest:

Assistant Secretary

By

General Manager

Law

STATE OF TENNESSEE)
COUNTY OF KNOX)

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On the 23 day of July, 1964, personally appeared before me L. J. VAN MOL and Leona L. Malkemus, to me personally known, who, being by me duly sworn, did say that they are General Manager and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that ~~said~~ instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said L. J. VAN MOL and Leona L. Malkemus severally acknowledged said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA.

WITNESS my hand and official seal at Knoxville, Tennessee, this the day and year aforesaid.

Lena M. Gaylor
Notary Public

My commission expires: 5-16-67

LENA M. GAYLOR NOTARY PUBLIC KNOX COUNTY, TENN.

Approved by TVA
Board of Directors
JUL 23 1964
ASSISTANT SECRETARY

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35375

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 13 11 09 AM '66

NOTED: BOOK 114 PAGE 465
RECORDING FEE $ 2.25
DEP. REG. M

Tennessee Valley Authority

To } DEED

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

NO STATE TAX DUE
JUL 13 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN