Book 4078 Page 644

BOOK 4078 PAGE 644

WARRANTY DEED.

New Owner	Send Tax Bills to:	Map-Parcel Number
City of Lakewood, Old Hickory, Tenn.	Exempt.	Map 53-12, Parcel 65, Part of Field Book, Lakewood 6188.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, and in consideration of the personal interest of the vendors in the progress and future developement of the recently created municipality, the City of Lakewood, we, C. L. Ferrell and wife, Pauline R. Ferrell, have bargained and sold, and by these presents do transfer and convey unto the said CITY OF LAKEWOOD, a municipal corporation created and existing under the laws of Tennessee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Commencing at a spike in the center of Old Hadley Road and fifty feet from the center of the Tennessee Central Railroad; thence along the right of way of aforesaid railroad South 49 degrees and thirty minutes East a distance of 986.95 feet to a stake and the point of beginning of the parcel herein described; thence South 49 degrees and 30 minutes and along said railroad right of way, a distance of 208.55 feet to an iron rod (hollow), being 1195.5 feet from the point of commencement; thence South 85 degrees 59 minutes and 50 seconds to a spike in an old post on the original line, a distance of 219.54 feet, being the same line described as bearing S. 85 deg. W. a total of 767.9 feet in deed book 1194, page 700, Register's Office; thence North 20 degrees and 11 minutes East a distance of 164.10 feet to the point of beginning of this parcel, containing 0.377 acres, exact measure.

Being a part of the same property conveyed to C. L. Ferrell and wife, Pauline R. Ferrell, by deed from Betty Hayes et al., of record in Book 1194, page 700, 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 grantee, the City of Lakewood, a municipal corporation as aforesaid, its successors and assigns, forever, subject to the stipulations, covenants and agreements herein set forth. We covenant with the said grantee 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; 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 grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to the following express conditions, limitations and provisions, to which the grantee by its acceptance and registration of this deed agree:

1. It is a part of the consideration for this conveyance that the said City of Lakewood shall erect upon the above described tract of land a City Hall or Municipal Office Building, and shall use the same exclusively for governmental purposes to be conducted within said City Hall or Municipal Office Building, same to be erected within five (5) years from the date of this deed.

2. Should the said City of Lakewood fail to erect upon said tract of land a City Hall or Municipal Office Building within five years, or should the said City of Lakewood after the erection of said building cease to use said tract or building as the site and location of the City Hall or Municipal Office Building, in the conduct of the official business of said municipal corporation, the said tract or parcel of land and the absolute title thereto in fee simple shall revert to the vendors, the said C. L. Ferrell and wife, Pauline R. Ferrell, their heirs and assigns.

WITNESS our hands this 17 day of November, 1966.

C. L. Ferrell.

C. L. Ferrell.

Pauline R. Ferrell.

Pauline R. Ferrell.

This instrument prepared by:
Harry G. Nichol,
200 Union St., Nashville, Tenn.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D Payne,
a Notary Public in and for said County and State, the within named C. L. Ferrell and wife, Pauline R. Ferrell, the bargainors, 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 Old Hickory, Tennessee, this 17 day of November, 1966.

D Payne
Notary Public.

My commission expires:
May 23, 1967.

C. L. FERRELL ET UX

to

CITY OF LAKEWOOD.

DEED

C 1 5 5 8

FELIX ROBERTSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 17 4 06 PM '66

NOTE BOOK 115 PAGE 351
RECORDING FEE $ 2.00
DEP. REG. 1

Nicely
D. K. Durrett
151 Parkwood Circle
Hendersonville, Tenn.

Law Offices
HARRY C. NICHOL
Nashville, Tenn.

STATE TAX $ .75
PROBATE .50
TOTAL $ 1.25

NOV 17 1966

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

PAID NOV 17 1966