Prepared by J. C. Pickett, L.N RR Co.
908 W. Broadway, Louisville, Ky.

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SPECIAL WARRANTY DEED

| Address New Owner as follows: | Send tax bill to: | Map-Parcel Number |
|---|---|---|
| Stirton Oman, Trustee (Name) | Same | Map 132-8 |
| P.O. Box 146 (Street Address or Route No.) | (Street Address) | Par. # 0 |
| Nashville, Tenn (City) (P.O.Zone) (State) | 37202 (City)(Zone)(State) | |

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand, One Hundred Thirty Dollars ($47,130.00) paid and to be paid by STIRTON OMAN, TRUSTEE, party of the second part, hereinafter called Grantee, as follows: Eighteen Thousand, Six Hundred Ninety Dollars ($18,690.00) cash in hand paid, the receipt of which is hereby acknowledged, and the further sum of Twenty Eight Thousand, Four Hundred Forty Dollars ($28,440.00) for which the Grantee has executed and delivered to the Grantor his four promissory notes of even date herewith for Seven Thousand, One Hundred Ten Dollars ($7,110.00) each, due in one, two, three and four years from date, bearing interest payable semi-annually at the rate of five percent (5%) per annum from date until paid, and to secure the payment of said notes and interest a lien is hereby retained on the land herein conveyed, and provided that in the event the Grantee shall fail to pay said notes or interest thereon as same becomes due, the Grantor, at its election, may declare the entire balance of the purchase price to be due and payable, the LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto Stirton Oman, Trustee, with full power to sell, mortgage, convey, rent, or otherwise deal with, without joinder of any beneficiary or beneficiaries, subject to the conditions hereinafter stated, two certain tracts or parcels of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

Parcel #1. To find the point of beginning commence at a point

on the center line of the northbound main track of the Nashville & Decatur Railroad Company at Valuation Station 2712/48, said point being measured southeastwardly thirteen hundred one and five tenths (1301.5) feet from Mile Post 191 from Louisville, Kentucky; thence North 89° East along a line, a part of which is a north line of a tract of land conveyed to the Grantor by the State of Tennessee by deed dated Oct. 8, 1951, recorded in Book 2023, page 635, in the Register's Office, Davidson County, Tennessee, seven hundred twenty four and seventy five hundredths (724.75) feet to the intersection of said north line with the east line of Powell Avenue, the point of beginning of this description; thence along said north line, North 89° East, five hundred twelve and twenty five hundredths (512.25) feet to a point in the northwest line of Sidco Drive; thence southwestwardly along a line curving to the right thirty (30) feet northwestwardly from and parallel to the center line of Sidco Drive, five hundred twenty nine and eighty four hundredths (529.84) feet, more or less, to a point; thence along a straight line parallel to the center line of Sidco Drive, thirty three and forty three hundredths (33.43) feet to a point; thence along a curve to the right, said curve having a radius of seventy five (75) feet, one hundred fifty two and thirteen hundredths (152.13) feet to a point in the east line of Powell Avenue; thence northwestwardly along said east line of Powell Avenue, four hundred fifty one and eighty four hundredths (451.84) feet to the point of beginning, containing three and eighty six hundredths (3.86) acres, more or less.

X Parcel #2. To find the point of beginning commence at a point on the center line of the northbound main track of the Nashville & Decatur Railroad Company at Valuation Station 2712/48, said point being measured southeastwardly thirteen hundred one and five tenths (1301.5) feet from Mile Post 191 from Louisville, Kentucky; thence North 89° East, seventy two and ninety two hundredths (72.92) feet to the point of beginning of this description; thence continuing North 89° East along a north line of a tract of land conveyed to the Grantor as referred to in Parcel #1 of this deed,

six hundred and fifteen hundredths (600.15) feet to the intersection of said north line with the west line of Powell Avenue; thence southeastwardly along said west line of Powell Avenue forming an interior angle of 104° 39', five hundred sixty four and five hundredths (564.05) feet to a point; thence along a curve to the right, said curve having a radius of seventy five (75) feet, eighty three and twenty two hundredths (83.22) feet to a point in the northwest line of Sidco Drive; thence southwestwardly along the northwest line of Sidco Drive six hundred sixty nine and three hundredths (669.03) feet to a point; thence northwestwardly forming an interior angle of 61° 06', eight hundred fifty two and seventeen hundredths (852.17) feet to a point; thence northeastwardly forming an interior angle of 90°, twenty (20) feet to a point; thence northwestwardly forming an exterior angle of 90°, one hundred twenty five (125) feet to a point; thence northwestwardly forming an interior angle of 183° 40', one hundred five (105) feet to the point of beginning, containing eleven and eighty five hundredths (11.85) acres, more or less.

The two above described parcels being a part of the same property conveyed to the Grantor by the State of Tennessee by deed dated October 8, 1951, recorded in Book 2023, page 635, Office of the Register, Davidson County, Tennessee.

The Grantor covenants to secure a release of its First and Refunding Mortgage of Aug. 1, 1921 and supplements thereto resting on the above described property within six months after the full consideration is paid, and said Grantor will record said release of mortgage in the Office of the Register, Davidson County, Tennessee.

This conveyance is made subject to an easement granted to the United States of America dated Sept. 12, 1952 providing for the erection and maintenance of electric transmission lines on Parcel #2.

There is existing on the two tracts of land herein conveyed an eight (8) inch and a twelve (12) inch storm sewer which drain the adjoining lands of the Grantor, and Grantee herein covenants that it will grant to the Metropolitan Government of Nashville, and

Davidson County, Tennessee an easement for the maintenance of these two sewer lines across the two tracts of land herein conveyed.

Taxes for the year 1966 on the above described property will be prorated as of the date of deed.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all the appurtenances thereunto belonging, to the Grantee, his successors and assigns, forever, and the Grantor warrants the title to the property herein conveyed to the said Stirton Oman, Trustee, against the claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Louisville and Nashville Railroad Company has caused these presents to be duly executed and its corporate name to be signed hereto by W. H. Kendall, its President, and its corporate seal to be hereto affixed and attested, by C. Hayden Edwards, its Secretary, this the 10th day of November, 1966.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest: By W. H. Kendall
President

C. Hayden Edwards
Secretary

STATE OF KENTUCKY

COUNTY OF JEFFERSON

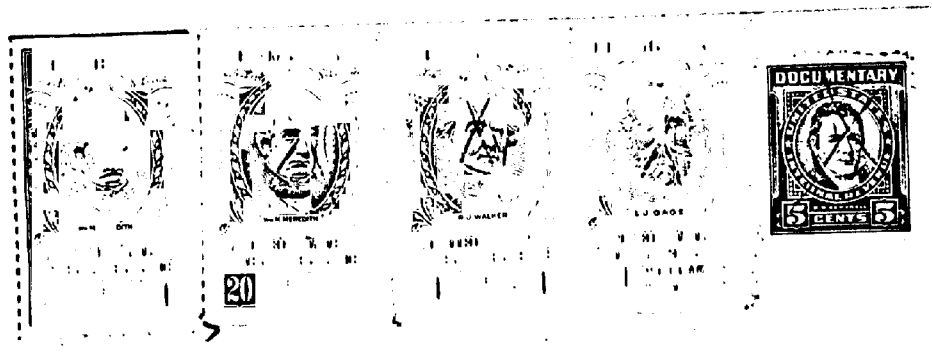
Before me, the undersigned, a Notary Public, within and for said County and State, at Louisville, duly commissioned and qualified, personally appeared W. H. Kendall and C. Hayden Edwards, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the President, and the Secretary of Louisville and Nashville Railroad Company, the within named bargainor, a corporation; and that they, as such President and Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by

the said W. H. Kendall subscribing thereto the name of the corporation, by himself as such President, and by the said C. Hayden Edwards affixing and attesting thereon the corporate seal.

WITNESS my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 10 day of November, 1966.

My commission expires NOTARY PUBLIC, JEFFERSON COUNTY, KY. My Commission Expires March 15, 1968

Notary Public, Jefferson County, Kentucky




STATE TAX $ 70.70
PROBATE .50
TOTAL $ 71.20

DEC 1 1966

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

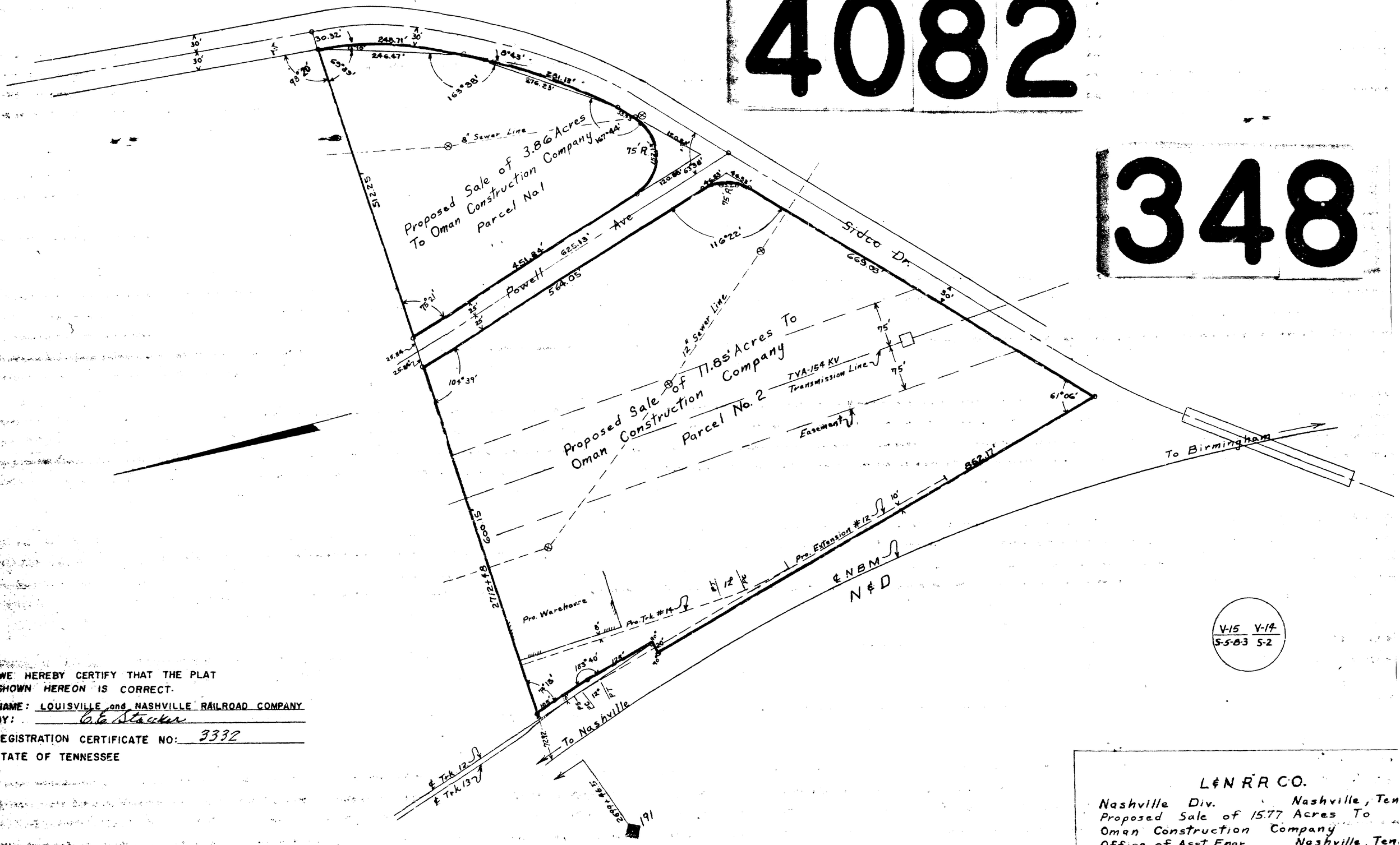
PAID DEC 1 - 1966

NASHVILLE, TENN.

4082

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V-15 S-5-83 | V-14 S-2

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT.

NAME: LOUISVILLE and NASHVILLE RAILROAD COMPANY

BY: C. E. Stocker

REGISTRATION CERTIFICATE NO: 3332

STATE OF TENNESSEE

DAVIDSON COUNTY

L & N R R CO.

Nashville Div. Nashville, Tenn.

Proposed Sale of 15.77 Acres To

Oman Construction Company

Office of Asst. Engr. Nashville, Tenn.

Scale: 1" = 100' July 18, 1966

NT-15004

Rev. 10/28/66

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52967

600

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 1 3 13 PM '66

NOTED BOOK 115 PAGE 415
RECORDING FEE $ 6.00
DEP. REG. m