JOHN T. McCALL
ATTORNEY
NASHVILLE TRUST BUILDING
NASHVILLE 3, TENN.

WARRANTY DEED

New owner:
Metropolitan Government of Nashville
and Davidson County, Tennessee.

Map No. 84
Parcel No. 13

FOR AND IN CONSIDERATION of the sum of Nine Hundred Ninety Five Thousand Dollars ($995,000.00) cash to it in hand paid, receipt of which is hereby acknowledged, the First American National Bank of Nashville, as Executor and Trustee under the will of Louise Bransford McGavock, deceased, has bargained and sold, and by these presents does hereby transfer and convey unto the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to-wit:

Being a tract of land in the 3rd Civil District of Davidson County, Tennessee, bounded on the south by Sunny Acres Subdivision, on the west by the Cumberland River, on the north by Sunset View Subdivision, and on the east by McGavock Pike, more particularly described as follows according to a survey by Barge, Waggoner, and Sumner, Incorporated, as of October 20, 1966:

Beginning at a concrete monument in the westerly margin of McGavock Pike, being the northeast corner of Sunny Acres, Section 1, as recorded in Book 2663, page 25, Register's Office of Davidson County, Tennessee; thence, with the northerly margin of Sunny Acres Subdivision, north 85° 42' 10" west, 312.43 feet to a concrete monument;thence north 86° 27' 45" west 3421.28 feet to a concrete monument; thence north 86° 16' 23" west, passing a concrete monument at 842.44 feet, a total distance of 1164.45 feet to a point on the low water line of Cumberland River; thence with said Cumberland River upstream north 34° 10' east, 710 feet to a point; thence north 25° 20' east, 760 feet to a point; thence north 21° 10' east, 915 feet to a point; thence north 12° 04' east, 646.23 feet to a point; thence, leaving said River, north 88° 16' east, 273.90 feet to a planted stone; thence with a fence, Bessie W. Pinner's east line, north 15° 10' 46" east, 2140.10 feet to a cross on a concrete slab, the southwesterly corner of Sunset View Subdivision; thence with the southerly margin of Sunset View Subdivision, south 83° 09' east, 991.34 feet to a concrete monument; thence south 83° 24' 34" east, 1341.53 feet to a concrete monument, the northwest corner of Two Rivers High School Property; thence with said school property, south 6° 31' west, 244.80 feet to a concrete monument; thence south 36° 18' west, 225 feet to a concrete monument; thence south 53° 42' east 255 feet to a concrete monument; thence with a curve to the left having a radius of 1255.73 feet, a central angle of 26° 22', 577.87 feet to a concrete monument; thence south 80° 04' east, 907.10 feet to a concrete monument; thence with a curve to the left having a radius of 25 feet, a central angle of 90°, 39.27 feet to a concrete monument 40 feet westerly from the center line of McGavock Pike; thence south 80° 04' east, 10 feet to a concrete monument, said monument being 30 feet westerly from the center line of said Pike;

thence 30 feet from and parallel to said center line, south 9° 57' west, 1272.06 feet to an iron pin, the beginning of a curve to the right; thence with said curve having a radius of 5730 feet, a central angle of 6° 30', 650.06 feet to an iron pin; thence south 16° 27' west, 1852.93 feet to an iron pin, the beginning of a curve to the left; thence with said curve having a radius of 2499.72 feet, a central angle of 6° 19' 44", 276.31 feet to the point of beginning, and containing 460.44 acres, more or less.

Being part of the same property conveyed to Louise Bransford McGavock by deed from Spence McGavock recorded in Book 928, page 678, Register's Office of Davidson County, Tennessee, and also part of the property vested in First American National Bank of Nashville, as executor and trustee, under the will of Louise B. McGavock, recorded in Will Book 84, page 537, office of the County Court Clerk of Davidson County, Tennessee.

The above described property is subject to a United States Government flowage easement along the Cumberland River covering 4.61 acres, more or less, as recorded in Book 2200, page 359, said Register's Office, and to a 100 feet wide Tennessee Valley Authority electric transmission easement as recorded in Deed Book 1174, page 104, and in Plat Book 1205, said Register's Office. This conveyance is also subject to any and all other easements acquired by any public authority, whether recorded or not.

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, its successors and assigns, forever.

And First American National Bank of Nashville, as such executor and trustee, does covenant with the said Metropolitan Government of Nashville and Davidson County, Tennessee, that it is lawfully seized and possessed of said land under the above mentioned will, has a good right to convey it, and that the same is unencumbered except for easements as above noted, and except for taxes for the year 1966, which are to be prorated.

And First American National Bank of Nashville, as such executor and trustee, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns against the lawful claims of all persons whomsoever. But said First American National Bank of Nashville covenants and warrants as such Executor and Trustee only, but not further or otherwise.

IN WITNESS whereof said First American National Bank of Nashville

has caused this instrument to be executed as such executor and trustee by its duly authorized officer on this 16 day of December, 1966.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE,
EXECUTOR AND TRUSTEE

BY _____
(Title) Vice President & Trust Officer

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Edith D. Pearce a Notary Public of the state and county aforesaid, personally appeared _____ J. W. Caden, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be (Title) _____ of the First American National Bank of Nashville, a corporation, the within named bargainor as executor and trustee, and that he as such (Title) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as executor and trustee by himself as (Title) _____.

Witness my hand and seal at office in Nashville, Tennessee, this 16 day of December, 1966.

Edith D. Pearce
Notary Public

My Commission expires: April 26, 1970



BOOK 4087 PAGE 10

54714

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 16 1 43 PM '66
NOTED. BOOK 115 PAGE 494
RECORDING FEE $ 2.25
DEP. REG. 1/

FIRST NATIONAL
BANK, EXECTOR AND
TRUSTEE, FOR.
LOUISE BRANSFORD McCRACKEN
ESTATE