G-203457 (School Board)

WARRANTY DEED

BOOK 4271 PAGE 450

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Div. of Public Property Adm. (NAME)	Same (NAME)	10D-37030
Room 701, Metro Court House (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 33 Par. 84
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-Five Thousand and NO/100 ($35,000.00) ---------- *DOLLARS*

We, Corbin L. Nixon and wife, Elizabeth Nixon

have bargained and sold, and by these presents do transfer and convey unto the said Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing the Subdivision of the North part of the D. M. Moore's Land on the Dickerson Road, or Dixie Highway, as of record in Book 843, page 63, Register's Office for said County, described as follows:

BEGINNING at a point in the Northwesterly margin of the Dickerson Pike, as improved on the East side of a post; said point being North 60° East 405 feet from the Northeasterly intersection of the Dickerson Road and public lane, now closed; running thence with the Northwesterly margin of the Dickerson Road, North 60° East 262 feet to a point, the Southwesterly corner of Lot No. 3 on said Plan; thence with the line between Lot Nos. 2 and 3 in said Plan, North 30° West 862 feet to a point in the Southerly margin of Dry Creek Road; thence North 87° West 3 feet to a post, Northeast corner of the School lot; thence with the Easterly margin of the School lot along a fence encircling the same, South 3° West 95.7 feet to the Southeast corner of said School lot; thence with the Southerly line of said Lot, North 88-3/4° West 83 feet to a point in the Easterly margin of a public lane, now closed; thence with the Easterly margin of said Lane, South 3-1/4° West 361 feet to a point in the same, the most Northerly corner of Lot No. 1 on said Plan; thence with the line between Lot Nos. 1 and 2, South 35-1/2° East 522 feet to the point of beginning, containing 5 acres, more or less.

INCLUDED in the above description but excluded therefrom is a small strip located in the Northeast corner taken for the right-of-way on Campbell Road, a strip of land from Station 16-15 to Station 16-28, average width 10 feet, extending 25 feet on left of centerline.

ALSO included in the above-described property, but excluded therefrom is the property conveyed to Davidson County Board of Education by

(see other side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the_____ day of _____ 19____.

_____ Affiant

My commission expires:_____ (Affix Seal)

_____ Notary Public

Condemnation Proceedings in the 3rd Circuit Court, in Minute Book 55, page 584, a certified copy of which is of record in Book 3179, page 178, Register's Office, as follows:

"Land in the 10th Civil District of Davidson County, Tennessee, being the East part of Lot No. 2, except the part taken off the South end for widening Dickerson Pike on the map of the North part of the D. M. Moore's Land on Dickerson Pike, recorded in Book 843, page 63, Register's Office filed January 5, 1955, Jno. B. Cobb, Clerk, by Ramsey Leathers, D.C., as follows:

BEGINNING on the Northerly margin of Dickerson Pike at the line between Lots 2 and 3; thence with the line between Lots 2 and 3, North 30° West 843.4 feet to the South margin of Campbell Lane; thence with the South margin of Campbell Lane, North 88° West 3 feet; thence with the old School Lot, South 3° West 95.7 feet, continuing with the old School Lot, North 88° 43' West 52.5 feet; thence with C. L. Nixon's line, South 30° East 793.3 feet to the North margin of Dickerson Pike; thence with the North margin of Dickerson Pike, North 60° East 100 feet to the beginning, containing 1.35 acres.

Being part of the property conveyed to Corbin L. Nixon and wife, Elizabeth Nixon, by deed from Homer Bright and wife, as of record in Book 2153, page 77, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 1249 (House Number) Dickerson Road (Street) P. O. Address: Nashville, Tennessee (City or Town)

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 & Davidson County, Tennessee, its representatives ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Metropolitan Government of Nashville & Davidson County *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, Corbin L. Nixon and wife, Elizabeth Nixon *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* September, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Corbin L. Nixon

Corbin L. Nixon

Elizabeth Nixon

Elizabeth Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Corbin L. Nixon and wife, Elizabeth Nixon

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 Nashville, Tennessee, this 23rd day of September, 19 68.

L. D. Richards, Notary Public.

Commission Expires April 25, 1970.

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 .

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WARRANTY DEED

G-203457 FROM

CORBIN L. NIXON, ET UX

TO

THE METROPOLITAN GOVERNMENT OF

NASHVILLE & DAVIDSON CO., TENNESSEE

A 1 4 2 4 6

IDENTIF. REFERENCE

SEP 24 11 46 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

35,000.00 A* 6.00

CONV 6.00 *

W'DEED

SEP 24 69

SEP 24 69

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE