Buyer: Nash Thermal Transfer Corp
1587 Parkway Towers
Nash. Tenn.
Inf Bill Same

Prepared by:
Regional Counsel
General Services Admin.
Region 4, Atlanta, Ga. 30309

QUITCLAIM DEED

Map. 93-6
Par. 41
pa

STATE OF GEORGIA)
)
COUNTY OF FULTON)

BOOK 4585 PAGE 196

THIS INDENTURE, made this the 23rd day of February, 1972, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, party of the first part, and NASHVILLE THERMAL TRANSFER CORPORATION, a public, nonprofit corporation of the Metropolitan Government of Nashville and Davidson County, State of Tennessee, party of the second part.

WITNESSETH:

That the party of the first part, for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00) to it cash in hand paid, the receipt of which is hereby acknowledged, doth by these presents remise, release and forever quitclaim unto the said party of the second part, its successors and assigns, that certain tract or parcel of land lying and being in the county of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot 16 and part of Lot No. 15 on the plan of Davidson Academy Out-Lots and a strip of land lying between the easterly line of said Lot No. 16 and the low-water mark of the Cumberland River; being part of Lot No. 13, all of Lot No. 14, Lot No. 15 and Lot No. 16 of R. C. McNairy's Subdivision of Lot No. 10 of the Upper Ferry property, of record in Book R, Pages 420 and 421, Register's Office for said County; being a forty foot roadway lying adjacent to and along the southeasterly line of Lot No. 16 of said R. C. McNairy's Subdivision of the Upper Ferry property; and being that property bounded on the northeast by the Cumberland River, on the northwest by Shelby Street Viaduct, part of Lot No. 13, all of Lot No. 14, Lot No. 15 and Lot No. 16 of R. C. McNairy's Subdivision of the Upper Ferry property, and an adjacent 40-foot roadway, on the southwest by First Avenue South, and on the Southeast by Lot No. 15 and Lot No. 16 of the plan of Davidson Academy Out-Lots. Said property is more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly margin of First Avenue South and the southeasterly margin of Shelby Street; thence with the said northeasterly margin of

First Avenue South southeasterly 450 feet, more or less, to a point that is 10 feet southerly from and at right angles to the center line of the Tennessee Central Railway Company's Basin Alley lead Track said point being further described as 254.32 feet northwesterly from the northeast corner of First Avenue South and Molloy Street and as the northwest corner of property conveyed to Ragland Realty Corporation by deed of record in Book 1217, page 507, Register's office for said County; thence easterly with the northerly line of property conveyed to Ragland Realty Corporation as aforesaid, said line being 10 feet southerly from and parallel to the center line of the Basin Alley lead track 160 feet to a point; thence southeasterly with the northeasterly line of said Ragland Realty Corporation property line 17.8 feet to the southwest corner of property conveyed to Ragland Realty Corporation by deed of record in Book 1971, page 174, said Register's Office; thence easterly with the northerly line of property conveyed to Ragland Realty Corporation by the deed last mentioned and a curve to the left, which curve is at all points south of, at right angles to, and 18 feet from the said Basin Alley lead track, 218 feet, more or less, to a point; thence southeasterly with the easterly line of said Ragland Realty Corporation property 43 feet, more or less, to a point in the northwesterly margin of Molloy Street, said point being northeasterly 332 feet from the northeast corner of First Avenue South and Molloy Street; thence with the northwesterly margin of Molloy Street N 55°35' E 420 feet, more or less, to the low-water mark of the Cumberland River; thence with the meanders of the low-water mark of the Cumberland River northwesterly 850 feet, more or less, to the southeast margin of Shelby Street (Shelby Street Bridge); thence with said margin southwesterly 100 feet, more or less, to a point; thence continuing with the same 190 feet, more or less, to the point of beginning. Being property identified in the records of Tennessee Central Railway Company as Parcel No. 2, Print No. ED-1, V-map Mile 0.3.

Being part of the property conveyed to the Tennessee Central Railway Company by deed from Nashville Terminal Company, of record in Book 1018, page 368, Register's Office for said County. Premises became vested in A. Battle Rodes, Trustee for the Tennessee Central Railway Company in the proceedings styled as follows: "In the Matter of: Tennessee Central Railway Company, Debtor," Bankruptcy No. 67-2263, United States District Court for the Middle District of Tennessee.

SUBJECT, HOWEVER, to all existing easements and rights of way for streets, roads, highways, railroads, pipelines and public utilities.

RESERVING unto the UNITED STATES OF AMERICA a flowage easement for purposes of maintenance and operation of the Cheatham Lock and Dam Project on the Cumberland River, said easement having been granted by instrument recorded in Book 2344, page 439, in the Register's Office for Davidson County, Tennessee.

The party of the second part covenants for itself, its successors and assigns, and every successor in interest to the property hereby conveyed, or any part thereof, that the said party of the second part and such successors and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of the land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

TO HAVE AND TO HOLD the premises hereinbefore described with all and singular the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, subject, however, to the conditions and reservations hereinbefore expressed and set out, unto the said party of the second part, its successors and assigns, forever.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referrred to laws, regulations and orders.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its name and on its behalf the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

By Warren G. Moody
WARREN G. MOODY
Chief, Real Property Division
Property Management & Disposal Service
General Services Administration
Region 4, Atlanta, Georgia

WITNESSES:

James L Johnson

Montene W. Hudson

B 5 2 5 8 1

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IDENTIF. REFERENCE

MAR 20 3 25 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF GEORGIA)
)
COUNTY OF FULTON)

On this the 23rd day of February, 1972, personally appeared before me, the undersigned notary public in and for Fulton County, State of Georgia, WARREN G. MOODY, with whom I am personally acquainted, and who is known to me to be the person who, being duly sworn, did say upon oath that he is the Chief, Real Property Division, Property Management and Disposal Service, General Services Administration, Region 4, Atlanta, Georgia, and that said instrument was signed by him in behalf of the UNITED STATES OF AMERICA, for the purposes therein contained, by authority of law which authorizes him to execute said instrument without affixing the seal of the UNITED STATES OF AMERICA thereto, and acknowledged the said instrument to be the free act and deed of the UNITED STATES OF AMERICA, the General Services Administration, the Administrator of General Services and himself.

WITNESS my hand and official seal at office in Fulton County, Georgia, this the 23rd day of February, 1972.

Montene W. Hudson

MONTENE W. HUDSON, Notary Public
Georgia, State at Large
My Commission expires 6/17/73

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $250,000.00 Affiant Barbara J. Calloway

Subscribed and sworn to before me this 20th day of March 1972

Deputy Register W. D. Williams

MAR 20 72	CONV	*		250,000.00	
MAR 20 72	STAX		A*	650.00	
MAR 20 72	PKFEE		A*	.50	
MAR 20 72	RDEED		A*	8.00	* 658.50