MAP 134 PAR. 37

Prepared by M. H. Smith
Attorney at Law
903 W. Broadway
Louisville, Ky.

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Address New Owner as Follows:

T.C. JONES ETAL
(Name)

1711-9th Ave. N.
(Address)

Nashville Tenn. 37208
(City) (State) (Zip Code)

Send Tax Bills To:

SAME
(Name)

"
(Address)

"
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00), cash in hand paid by T. C. JONES and GEORGE C. RYAN, hereinafter called Grantees, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantees their heirs and assigns, subject to the conditions hereinafter stated, a tract of land in the 5th, formerly the 7th, Civil District, at or near Nashville, in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point fifty (50) feet measured northwardly from and at right angles to the centerline of Grantor's D Line track at Valuation Station 50+80, which point is three hundred forty nine (349) feet measured eastwardly along said centerline of D Line track from Mile Post 3, from Radnor, Tennessee; thence South 77° 13' East along a line fifty (50) feet northwardly from and parallel to said centerline of D Line track a distance of two hundred twenty seven and seventy seven hundredths (277.77) feet to a point in the west line of Highway I-24; thence North 32° 54' West along west line of Highway I-24 a distance of two hundred ninety (290) feet to a point; thence South 18° 30' West a distance of two hundred three and sixty one hundredths (203.61) feet to the point of beginning, containing fifty three hundredths (0.53) of an acre, more or less, being a part of the same property conveyed to The Nashville, Chattanooga and St. Louis Railway by S. A. Huddleston, et al, by deed dated October 3, 1951, recorded in Book 2023, Page 460, Register's Office of Davidson County, Tennessee, and being a part of the property acquired by the Grantor by merger agreement between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga and St. Louis Railway, dated December 16, 1954 (effective August 30, 1957), and recorded in Book 2720, Page 201, in the Register's Office, Davidson County, Tennessee.

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Grantor will pay taxes for the year 1972 and Grantees will assume taxes for the year 1973 and thereafter.

This conveyance is made subject to any and all rights that any other landowner in the vicinity may have in and to the existing road along the west side of the hereinabove described tract of land.

The Grantor reserves for itself, its successors and assigns, a permanent road easement over said road lying along the west side of the hereinabove described parcel of land for access to Grantor's lands adjoining the above described parcel, as Grantor's lands now exist or may be subdivided in the future.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantees, their heirs and assigns forever. And the said Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

The said Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed, and its corporate name to be signed hereto by Prime F. Osborn, its President, and its corporate seal to be hereto affixed and attested by W. K. Kesten, its Assistant Secretary, this 16th day of February, 1973.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

By _____
President

Attest:

_____
Assistant Secretary

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IDENTIF. REFERENCE

MAR 21 8 10 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for said County and State, at Louisville, Kentucky, duly commissioned and qualified, personally appeared Prime F. Osborn and W. K. Kesten, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the President and Assistant Secretary of Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that they, as such President and Assistant Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said Prime F. Osborn subscribing thereto the name of the corporation, by himself as such President, and by the said W. K. Kesten affixing and attesting thereon the corporate seal.

My commission expires March 14, 1976.

Witness my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 16th day of February, 1973.

Virginia Stevenson
Notary Public

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1,000.00. Affiant J. C. Jones

Subscribed and sworn to before me this 21st day of March 1973

Deputy Register L. W. [illegible]

SR21R	CONV	*1,000.00			
SR21R	S'TAX		A*	2.60	
SR21R	PR'FEE		A*	.50	
SR21R	W'DEED		A*	6.00	* 9.10