Prepared by:
Robert B. Eadie, atty
Metro Legal Dept
Nash. Tenn

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PW

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash, in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Bordeaux Civic Club, Incorporated, hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, for the use and benefit of the Public Library Board, hereinafter called "Grantee," its assigns and successors, a certain parcel or tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in the Thirteenth, formerly Twenty-Third Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, dated February 18, 1953, as follows:
>
> Beginning at a point in the centerline of Hydes Ferry Pike at the northeast corner of the property conveyed to Hoyte Milligan and wife, by deed from Jack G. Burns and wife, of record in Book 2106, page 257, R.O.D.C.; thence with the Milligan's easterly boundary line and the easterly boundary line of the property conveyed to Charles D. Hackett by deed from Albert Duling, et al., of record in Book 1385, page 99, R.O.D.C., south 36° 30' West 424.6 feet to the northwest corner of the property conveyed to Clarence L. Preston and wife, by deed from the Bordeaux Civic Club, Incorporated, of record in Book 2637, page 25 R.O.D.C.; thence with the Preston northerly line, south 54° 30' east 100 feet to a point in the westerly boundary line of the property conveyed to J. B. McWhirter, by deed from Bordeaux Civic Club, Incorporated, of record in Book 2139, page 119; thence with McWhirter's westerly line, north 36° 30' east 449.4 feet to a point in the centerline of Hydes Ferry Pike; the northeast corner of the property conveyed to James Putnam and wife, by deed from Albert Duling, et al., of record in Book 1877, page 137, R.O.D.C.; thence with the centerline of said Hydes Ferry Pike, south 87° 30' West 128.3 feet to the point of beginning.

Being property conveyed to Bordeaux Civic Club, Incorporated, by deed from W. B. Marr, et al., of record in Book 2021, page 57, and by deed of correction from First American National Bank, et al., of record in Book 2137, page 297, R.O.D.C.

TO HAVE AND TO HOLD the said parcel or tract of land with appurtenances, estate, title and interest thereto belonging to the said Grantee, its assigns and successors, forever; and the Grantor covenants with Grantee 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 with the exception of easements for sanitary sewer and/or storm drainage conveyed to The Metropolitan Government of Nashville and Davidson County, of record in Book 4041, page 50, and in Book 3892, page 249, R.O.D.C., and title to that portion of the premises embraced within the bounds of Hydes Ferry Pike; and it does further covenant and bind itself, its assigns and successors, to warrant and forever defend the title to the said land to said Grantee, its assigns and successors, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF the President and Secretary of said Grantor have set their hands this 11th day of July, 1974.

BORDEAUX CIVIC CLUB, INCORPORATED

By Marilyn D. Haines
President

ATTEST:
J. R. Marr Jr.
Secretary

C62743

C62743

IDENTIF. REFERENCE

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JUL 12 11 35 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this, the 11 day of July, 1974, before me appeared Marilyn D. Haines, the President of Bordeaux Civic Club, Incorporated, of the Thirteenth Civil District of Davidson County, Tennessee, and J.R. Morris Jr. Secretary of the Bordeaux Civic Club, Incorporated, of the Thirteenth Civil District of Davidson County, Tennessee, to me personally known and who being by me duly sworn, did say, that he is the President of the Bordeaux Civic Club, Incorporated, and Secretary of the Bordeaux Civic Club, Incorporated; of the Thirteenth Civil District of Davidson County, Tennessee, who having been authorized by resolution of the Bordeaux Civic Club, Incorporated, signed this conveyance;

And that said instrument was signed and sealed in behalf of the Bordeaux Civic Club, Incorporated, of the Thirteenth Civil District of Davidson County, Tennessee, by authority of the Board of Directors, and said Marilyn D. Haines, President, and J. R. Morris Jr., Secretary, of said corporation, acknowledge said instrument to be a free act and the deed of said corporation and taken in its behalf.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 11th day of July, 1974.

Marilyn D. Haines
Notary Public

NOTARY PUBLIC

My Commission Expires:
M[illegible] 1975

The Board of Trustees of the Bordeaux Civic Club, Inc. Executed the execution of this deed the 11th day of July 1974

J.E.V. Jr. Whitsitt
Billy C. Jolley
E.H. Jolley
Dolan Bogucki