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BOOK 4893 PAGE 635

WARRANTY DEED

MAR-4 MISC A* 14.00 * 14.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS ($160,000.00) cash, the receipt of which is hereby acknowledged, Austin Powder Company, an Ohio corporation, and Trinity Hills Village, Inc. have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, its heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: A parcel of land in the 12th Civil District of Davidson County, Tennessee, being described in part from field surveys and in part from deed calls as follows: BEGINNING at an iron pin in the north boundary line of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, page 46, R.O.D.C., said point being N 85° 35' W, 108.8 feet from a concrete monument at the northeast corner of said subdivision; thence northerly 255.06 feet with a curve to the left having a radius of 790 feet to an iron pin in the south line of Silas Kidd et al property of record in Book 3705, page 143, and in Book 4107, page 20, R.O.D.C.; thence S 86° 49' E. 148.3 feet with said Kidds south line to a point in the center line of Old Matthews Road (old Natchez Trace - unimproved); thence N 0° 29' E 810.3 feet with said Old Matthews Road to a point in the centerline of an old unimproved county road (old Vista Lane); thence easterly with said centerline of old Vista Lane as follows: South 84° 27' E. 686.0 feet to a point; south 85° 27' E 906.8 feet to a point in the proposed westerly margin of Trinity Hills Parkway; thence southerly with said proposed street margin as follows: southerly 533.4 feet with a curve to the right having a radius of 965 feet to an iron pin; south 5° 10' west 426.0 feet to an iron pin; southerly 296.94 feet with a curve to the right having a radius of 3520 feet to an iron pin; thence North 80° 00' W. 378.0 feet to an iron pin; thence North 32° 41' W 544.4 feet to an iron pin; thence N 65° 30' W 500.0 feet to an iron pin; thence S 44° 27' W 598.54 feet to an iron pin; thence N 85° 35' W 200.0 feet to the point of beginning, containing 36 acres, more or less, and being part of the same

property conveyed to Austin Powder Company, as of record in Book 1371, page 112 and 124 Register's office for Davidson County, Tennessee.

The above described parcel is subject to a temporary easement reserved exclusively to Austin Powder Company, its successors and assigns. Said easement is for ingress and egress by foot, vehicle or otherwise to and from the explosive storage facilities of Austin Powder Company which are located on the adjacent parcel of land over the existing roadway from old Vista Lane and the right to maintain the locked gate at the entrance of the existing roadway. This temporary easement shall expire by the terms of this instrument 365 days after this instrument is filed for record in the Register's Office of Davidson County, Tennessee

TRACT II: A parcel of land in the 12th Civil District of Davidson County, Tennessee, being described in part from field surveys and in part from deed calls as follows:
BEGINNING at an iron pin at the southeast corner of Silas Kidd et al property, as of record in Book 3705, page 143, and in Book 4107, page 20, R.O.D.C.; thence with said property as follows: North 0° 29' E. 684.1 feet to an iron pin; south 88° 51' W 381.7 feet to an iron pin; thence N 0° 29' E. passing said Kidd's corner at 103.5 feet, in all 825.0 feet to an iron pin; thence N 89° 16' 18" E. 553.1 feet to an iron pin; thence S 28° 00' E. 844.2 feet to an iron pin; thence S 85° 27' E 823.9 feet to an iron pin; thence N 55° 10' E. 164.8 feet to an iron pin in the proposed west margin of Trinity Hills Parkway; thence southerly with said Parkway and a curve to the right having a radius of 965 feet, 140.3 feet to a point in the centerline of an unimproved county road (old Vista Lane) thence westerly with said centerline as follows: North 85° 27' W 906.8 feet to a point; North 84° 27' W 686.0 feet to a point in the centerline of Old Matthews Road (old Natchez Trace - unimproved) thence S 0° 29' W 810.3 feet to a point in said centerline; thence N 86° 49' W 15 feet to the point of beginning. Containing 14+ acres, and being part of the same property conveyed to Trinity Hills Village, Inc., by W. N. Omohundro, in Book 4229, page 314, Roy Davis and Richard Jackson in Book 4222, page 998, and Alexander Bennett, Jr., and Albert D. Gray, in Book 4231, page 858, said Register's Office.

property conveyed to Austin Powder Company, as of record in Book 1371, page 112 and 124 Register's office for Davidson County, Tennessee.

The above described parcel, Tract I, containing 36 acres, more or less, is a portion of a larger parcel of land owned by Austin Powder Company containing 97 acres, more or less. Located upon the 97 acres but outside of and immediately adjacent to the southerly lines of the above described parcel are explosive storage facilities of Austin Powder Company for which the vendor has reserved an exclusive easement and the right to utilize for a period of 365 days from the date the instrument is recorded in the Register's Office for Davidson County, Tennessee.

The above described parcel, Tract I, is subject to a temporary easement reserved exclusively to Austin Powder Company, its successors and assigns, for ingress and egress by foot, vehicle or otherwise over the existing roadway from Brick Church Pike (over Vista Lane) to the explosive storage facilities of Austin Powder Company which are located on the parcel of land adjacent to the above described parcel and the right to maintain the locked gate at the entrance of the existing roadway. This temporary easement shall expire by the terms of this instrument 365 days after this instrument is filed for record in the Register's Office of Davidson County, Tennessee.

The Metropolitan Government of Nashville and Davidson County, Tennessee, recognizes the existence of explosive storage facilities of Austin Powder Company on land immediately adjacent to the above described parcel and agrees by its recording of this instrument on behalf of itself, its successors and assigns, that it will neither inhabit, use or occupy any building or structure within 1,200 feet of the explosive storage facilities of Austin Powder Company for a period of 365 days after this instrument is filed for record in the Register's Office of Davidson County, Tennessee, nor will it permit the inhabitation, use or occupancy of any building or structure on the above described parcel within 1,200 feet of the explosive storage facilities of Austin Powder Company for a period of 365 days after this instrument is filed for record in the Register's Office of Davidson County, Tennessee.

TRACT II: A parcel of land in the 12th Civil District of Davidson County, Tennessee, being described in part from field surveys and in part from deed calls as follows:
BEGINNING at an iron pin at the southeast corner of Silas Kidd et al property, as of record in Book 3705, page 143, and in Book 4107, page 20,

R.O.D.C.; thence with said property as follows: North 0° 29' E. 684.1 feet to an iron pin; south 88° 51' W 381.7 feet to an iron pin; thence N 0° 29' E. passing said Kidd's corner at 103.5 feet, in all 825.0 feet to an iron pin; thence N 89° 16' 18" E. 553.1 feet to an iron pin; thence S 28° 00' E. 844.2 feet to an iron pin; thence S 85° 27' E 823.9 feet to an iron pin; thence N 55° 10' E. 164.8 feet to an iron pin in the proposed west margin of Trinity Hills Parkway; thence southerly with said Parkway and a curve to the right having a radius of 965 feet, 140.3 feet to a point in the centerline of an unimproved county road (old Vista Lane) thence westerly with said centerline as follows: North 85° 27' W 906.8 feet to a point; North 84° 27' W 686.0 feet to a point in the centerline of Old Matthews Road (old Natchez Trace - unimproved) thence S 0° 29' W 810.3 feet to a point in said centerline; thence N 86° 49' W 15 feet to the point of beginning. Containing 14+ acres, and being part of the same property conveyed to Trinity Hills Village, Inc., by W. N. Omohundro, in Book 4229, page 314, Roy Davis and Richard Jackson in Book 4222, page 998, and Alexander Bennett, Jr., and Albert D. Gray, in Book 4231, page 858, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estates, titles and interest thereto belong to The Metropolitan Government of Nashville and Davidson County, Tennessee, its heirs, successors and assigns, forever. And Austin Powder Company does covenant with The Metropolitan Government of Nashville and Davidson County, Tennessee, that it is lawfully seized and possessed of the above described Tract I in fee simple and has a good right to convey it. And, Trinity Hills Village, Inc. covenants with The Metropolitan Government of Nashville and Davidson County, Tennessee, that it is lawfully seized and possessed of the above described Tract II in fee simple and has a good right to convey it. Tracts I and II are unencumbered except as set forth herein and are conveyed subject to the following:

(a) Title to that portion of the premises embraced within the bounds of Old Natchez Trace, unimproved.

(b) Title to that portion of the premises embraced within the bounds of any roads or highways.

(c) In the deed from J. H. Matthews and wife, to W. C. Hudnall as of record in Book 112, page 73, there was reserved 1/3 of an acre for the family graveyard, together with the right of ingress and egress thereto.

(d) Taxes and assessments not delinquent.

(e) Zoning ordinances and restrictions, if any.

(f) Easements, reservations, restrictions, conditions and limitations of record, if any.

(g) Matters which would be disclosed by an inspection and an accurate survey of the premises.

(h) The easement and rights reserved by Austin Powder Company and the restrictions imposed upon the premises as hereinabove set out.

And Austin Powder Company does further covenant and bind its successors and representatives to warrant and forever defend the title to the above described Tract I to The Metropolitan Government of Nashville and Davidson County, Tennessee, its heirs, successors and assigns against the lawful claims of all persons whomsoever, except as aforesaid. And Trinity Hills Village, Inc. does further covenant and bind its successors and representatives to warrant and forever defend the title to the above described Tract II to The Metropolitan Government of Nashville and Davidson County, Tennessee, its heirs, successors and assigns against the lawful claims of all persons whomsoever, except as aforesaid.

WITNESS its hand this 24th day of February, 1975, Austin Powder Company having caused its name to be signed hereto by its duly authorized officer on said day and date.

AUSTIN POWDER COMPANY

By: David M. Gleason

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, Allan R. Stutz, a notary public of the state and county aforesaid, personally appeared David M. Gleason

with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT, of Austin Powder Company, the within named bargainer, an Ohio corporation and that he as such being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal, at office in CLEVELAND, Ohio this 24th day of FEB, 1975.

ALLAN R. STUTZ
Notary Public for Cuyahoga County, Ohio
My commission expires Nov. 28, 1977

Allan R. Stutz
Notary Public

My commission expires:

Witness my hand this 28th day of Feb, 1975, Trinity Hills Village, Inc. having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST:

Asst. Secretary

TRINITY HILLS VILLAGE, INC.

By: Herschel Greer
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Rachael N. McMeen a notary public for the state and county aforesaid, personally appeared Herschel Greer, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Trinity Hills Village, Inc., the within named bargainer, a corporation chartered under the laws of the State of Tennessee, and that he as such President being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 28 day of February, 1975.

Rachael N. McMeen
Notary Public

My commission expires: 1-29-78

BOOK 4893 PAGE 641

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is ONE HUNDRED SIXTY THOUSAND DOLLARS ($160,000.00).

Kenneth Green
AFFIANT

Subscribed to and
sworn before me
this 28 day of February,
1975.

Richard W. McMeen
Notary Public

My commission expires: 1-29-78

Address new owner as follows:

Send tax bills to:

Map--Parcel No.

This instrument was prepared by:

Thomas I. Carlton, Jr.
CORNELIUS, COLLINS, HIGGINS & WHITE
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

FILE TENNESSEE TITLE CO.

IDENTIF. REFERENCE

MAR 4 3 07 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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