Prepared by M. H. Smith
Atty-at-Law
908 W. Broadway
Louisville, Ky.

Map & Parcel: M. 133 P. 0 PW

BOOK 4966 PAGE 49

ADDRESS NEW OWNER AS FOLLOWS:

Oakes & Smith Realty
(Name)

3615 Nolensville Road
(Address)

Nashville, Tennessee
(City) (State) (Zip Code)

SEND TAX BILLS TO:

Same as new owner
(Name)

(Address)

(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Twenty-six Thousand, Five Hundred Dollars ($26,500.00), cash in hand paid, by LINDELL K. BURGESS, A. V. OAKES, and JIM B. SMITH, a partnership, whose address is 507 Leeanne Drive, Nashville, Tennessee, hereinafter called Grantees, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, hereinafter called Grnator, 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, an undivided one-half (1/2) interest to Lindell K. Burgess; an undivided one-fourth (1/4) interest to A. V. Oakes; and an undivided one-fourth (1/4) interest to Jim B. Smith in and to a tract of land at Radnor, in the Sixth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin fifty and eighty-five hundredths (50.85) feet measured North 89° 34' East along a line from a point in the centerline of Track No. 167-B of the Nashville Division, formerly the Lewisburg Division, of the railroad of the Grantor at Valuation Station 509+48.91, which point is three thousand one hundred eighty-eight and ninety-one hundredths (3,188.91) feet measured southwardly along the centerline of said Track No. 167-B from Mile Post 190 from Louisville, Kentucky, said iron pin being in the northwest corner of a tract of land conveyed by the Grantor herein to Rosalie Joseph Saad by deed dated March 3, 1969,

recorded in Book 4317, Page 289, in the Register's Office of Davidson County, Tennessee; thence North 89° 34' East along the north line of the aforesaid conveyance, a distance of one hundred forty (140) feet to an iron pin in the west line of Trousdale Road; thence along the west line of Trousdale Road (curve to the left having a radius of three thousand eight hundred forty-five and three hundredths (3,845.03) feet, a central angle of 2° 16' and a chord bearing North 0° 43' East, for a distance of one hundred fifty-two and fifty-eight hundredths (152.58) feet), a distance of one hundred fifty-two and fifty-nine hundredths (152.59) feet to an iron pin; thence continuing along the west line of Trousdale Road, North 1° 51' East, a distance of one hundred forty and twenty-eight hundredths (140.28) feet to an iron pin in the southeast corner of a tract of land conveyed to Robert C. Nicholas, Sr., et al, by the Grantor herein by deed dated February 3, 1961, recorded in Book 3282, Page 515, in the office aforesaid; thence North 88° 09' West along the south line of the aforesaid conveyance to Robert C. Nicholas, Sr., et al, a distance of one hundred thirty-five (135) feet to an iron pin in the southwest corner of said conveyance opposite Valuation Station 506+60.96; thence South 02° 12' 30" West, a distance of two hundred ninety-eight and forty-four hundredths (298.44) feet to the point of beginning, containing ninety-three hundredths (0.93) acre, more or less, and being a part of the same property conveyed to the Grantor by the Lewisburg and Northern Railroad Company by deed dated October 1, 1915, recorded in Deed Book 475, Page 590, in the Register's Office, Davidson County, Tennessee.

The Grantor shall pay all taxes on the hereinabove described property for the year 1975 and the Grantee agrees to assume all taxes for the year 1976 and thereafter.

As an exception to the warranty made herein, this conveyance is made subject to all easements to which the above-described property is servient, whether or not such

easements are apparent on the ground or are created by instruments of record or otherwise.

It is acknowledged that the Metropolitan Government of Nashville and Davidson County, Tennessee, has available and ready for use a sanitary sewer which will service the hereinabove described property. The Grantees agree to assume and bear or reimburse the Grantor for all cost and expenses arising because of assessments against the above-described property for construction of the said sewer and for any expense arising from connecting said property to the sewer.

TO HAVE AND TO HOLD the said tract or parcel of land with all the appurtenances thereunto belonging, to the Grantees, their heirs and assigns, forever in fee simple, and the Grantor warrants the title against all persons whomsover.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 23rd day of October, 19 75.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest: _____ By _____

Assistant Secretary Executive Vice President

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 Chester R. Lapeza and David D. Owen, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the Executive Vice President and Assistant Secretary of the Louisville and Nashville Railroad Company, the within

named bargainor, a corporation, and that they, as such Executive Vice President and Assistant Secretary _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said Chester R. Lapeza subscribing thereto the name of the corporation, by himself as such Executive Vice President _____ and by the said David D. Owen affixing and attesting thereon the corporate seal.

My commission expires January 5, 1976.

Witness my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 23rd day of October, 19 75.

Mary Ann Scheiber
Notary Public

State of Tennessee
County of Davidson

the actual consideration for this transfer or value of property (whichever is greater) is $26,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sandra L. Nolan Escrow Agent

Sworn to and subscribed before me this 28th day of October, 1975.

L. D. Richardson

My commission expires:

April 26, 1978

D 22051

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IDENTIFICATION REFERENCE

OCT 29 2 30 PM '75

REGISTER DAVIDSON COUNTY, TENN.

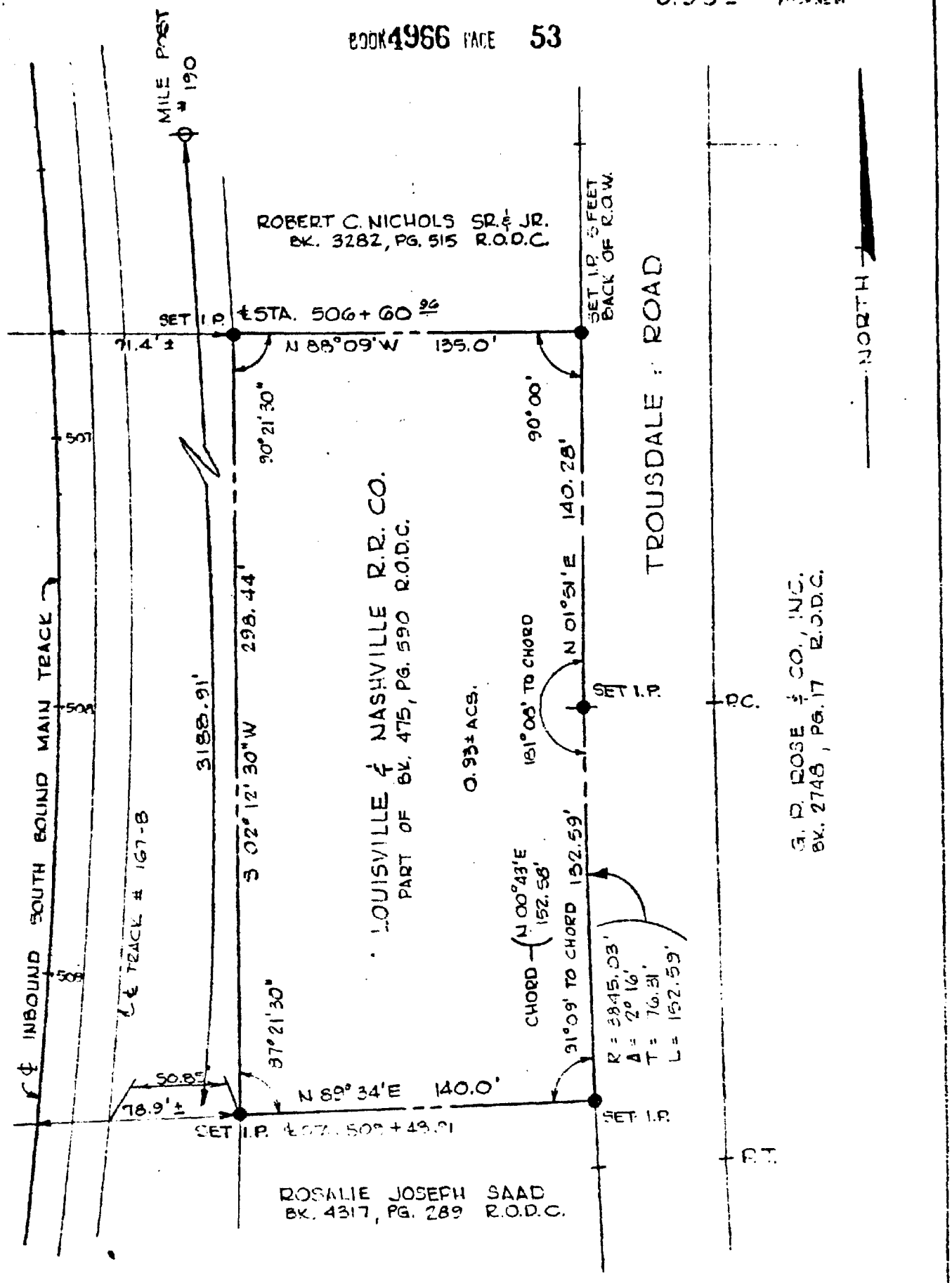
OCT 29 75 CONV 26,500.00
OCT 29 75 S'TAX A* 68.90
OCT 29 75 PR'FEE A* .50
OCT 29 75 W'DEED A* 10.00 * 79.40

REGISTERS OFFICE

PLEASE RETURN TO TITLE CO. BOX

G 242173

0.93± Acres



RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOUNDARY SURVEY

FOR THE

LOUISVILLE & NASHVILLE R.R. CO.
NASHVILLE DIVISION

PROPERTY LOCATED ON TROUSDALE ROAD

SCALE 1"=50'

APRIL 15, 1975
REV. MAY 15, 1975

CERTIFICATION:
I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE, THIS TO BE A TRUE AND ACCURATE SURVEY.

JAMES L. MURPHY, JR.

ELECTRONIC SURVEY EQUIPMENT WAS USED ON A PORTION OF THIS PROJECT.

JAMES L. MURPHY, JR. & CO.
3710 NORTH HARDING CREST
NASHVILLE, TENNESSEE 37211