# WARRANTY DEED

BOOK 4996 PAGE 226

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nashville Aquatic Center, Inc. (NAME) | Same (NAME) | 103-2-6 |
| 213 Osceola Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Forty-Two Thousand Five Hundred and no/100 ($42,500.00) ---------- Dollars,

I, F. H. Grubbs, as surviving spouse of Nonnie Grubbs

have this day bargained and sold, and do hereby transfer and convey unto the said Nashville Aquatic Center, Inc.

its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Map of the C. C. Vernon farm, as of record in Book 161, page 164, Register's Office for said County, and described as follows:

Being on the westerly margin of Osceola Avenue at the corner of lots 5 and 6, thence with the line between said two lots south 69-1/4° W 431 feet to the west line of said property; thence with said line southerly 315.8 feet more or less to the corner of lots nos. 6 and 7; thence north 69-1/4° East with the line between said two lots 429 feet to the westerly margin of said Avenue; thence with the westerly margin of said Avenue north 5° east 315.8 feet to the beginning.

Being the same property conveyed to J. L. Stark for life and remainder to F. H. Grubbs and wife, Nonnie Grubbs, by deed from J. H. Finch and wife, Johnnie Finch, of record in Book 505, page 643, Register's Office for said County. The said J. L. Stark and Nonnie Grubbs having since died.

Included but excluded is that portion within the bounds of Bellmore Avenue as dedicated in Book 4350, page 2, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Subscribed and sworn to before me, this the 11th day of February 19 76

Affiant

My commission expires: 8/14/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 213 Osceola Avenue, Nashville, TN 37209 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nashville Aquatic Center, Inc. its (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Nashville Aquatic Center, Inc., its (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 11th day of February, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X F. H. Grubbs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. H. Grubbs, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 19 76

Notary Public

Commission expires 8/14/76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission expires _____

This instrument prepared by:

Bass, Berry & Sims, Attys.
First American Center
Nashville, Tn. 37238

| | | | | | |
|---|---|---|---|---|---|
| FEB12'76 | CONV | 42,500.00 | | | |
| FEB12'76 S'TAX | | | B* | 110.50 | |
| FEB12'76 PR'FEE | | | B* | .50 | |
| FEB12'76 | W'DEED | | B* | 4.00 | * 115.00 |

WARRANTY DEED

FROM

F. H. Grubbs

TO

NASHVILLE AQUATIC CENTER, INC.

D 35788

IDENTIF. REFERENCE

FEB 12 9 06 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RETURN TO:
DOBSON & JOHNSON, INC.