Prepared by: LINCOLN & HAWKINS, ATTYS.
P. O. Box #322
mail HENDERSONVILLE, TENNESSEE 37075

BOOK 5057 PAGE 283 59 69 pw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND NO/100 ($205,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, WILLIAM D. HARDEMAN, JR. and ANN MAY HARDEMAN FORT, have this day bargained and sold and by these presents do hereby transfer and convey unto the STATE OF TENNESSEE, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF CONSERVATION, its successors and assigns, the following described property:

Land in the 7th Civil District of Davidson County, Tennessee, inside the City of Oak Hill, and described according to a survey description by Tennessee Department of Conservation, dated June, 1976, as follows:

BEGINNING at a concrete monument in the northeast corner of Lot No. 67 as shown on the Plan of Oak Hill Estates, Section III, recorded in Book 4860, Page 5, R.O.D.C.T.; thence S 76 degrees 54' W, 207.16 feet to a point; thence S 65 degrees 59' W. 640 feet to a point, said point being further described as lying on the easterly line of the O. B. Hall property recorded in Book 464, Page 684, R.O.D.C.T.; thence N 11 degrees 30' E. 606 feet to a point; thence N 84 degrees 00' W. 165 feet to a point; thence N 8 degrees 43' E. 1,135.2 feet to a point, lying on the southerly line of a tract owned by the State of Tennessee recorded in Book 4738, Page 326, R.O.D.C.T.; thence with said state line S 82 degrees 17' E, 889 feet to a point; thence S 81 degrees 46' E, 963.5 feet to a point; thence S 7 degrees 43' W, 939.1 feet to a point, thence S 76 degrees 54' W., 505.0 feet to a point; thence N 18 degrees 40' W, 8.31 feet to a point lying on a curve having a radius of 1,575.19 feet; thence around said curve to the left 405.51 feet; thence N 33 degrees 25' W, 67 feet to a point; thence S 56 degrees 34' W 60 feet to a point lying on a curve having a radius of 25'; thence around said curve to the right 39.27 feet to a point; thence S 56 degrees 34' W, 100.98' to a point lying on a curve having a radius of 428.15' thence around said curve to the left 480.12 feet to a point, thence S 7 degrees 40' E, 9.12 feet to the point of beginning, containing 50.68 acres, more or less.

Being the same property as conveyed to William D. Hardeman, Jr. as to a one-half interest, and as devisee under the Will of W. D. Hardeman, recorded in Will Book 57, Page 339, Probate Court of Davidson County, Tennessee, and by deed from Nashville Trust Company, Trustee, under the Will of W. D. Hardeman,recorded in Deed Book 1639, Page 59, Register's Office of Davidson County, Tennessee; and in Ann May Hardeman Fort, as to a one-half interest, by deed from William D. Hardeman, Jr., recorded in Deed Book 1882, Page 533, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract of land, with the appurtenances, estate, title and interest thereto belonging to the said STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF CONSERVATION, its successors and assigns, in fee simple forever.

And we do covenant with the said GRANTEE, as herein named, that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered.

And We, WILLIAM D. HARDEMAN, JR. and ANN MAY HARDEMAN FORT, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said GRANTEE, being the STATE OF TENNESSEE, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF CONSERVATION, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands on this the 12 day of August, 1976.

William D Hardeman Jr
WILLIAM D. HARDEMAN, JR.

Ann May Hardeman Fort
ANN MAY HARDEMAN FORT

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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, the within named WILLIAM D. HARDEMAN, JR. and ANN MAY HARDEMAN FORT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nash... on this the 12 day of August, 1976.

Curtis M. Lanier
Notary Public

My Commission Expires:

6-7-77

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O A T H

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to ~~OR~~ (AMT F.) greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen McElhaney Hardeman Ford
Affiant

Subscribed and sworn to before me this 12 day of August 1976.

Carlos M. Lynch
Notary Public

My Commission Expires:

5-2-77

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IDENTIFICATION REFERENCE

AUG 13 2 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 13 MISC

8* 6.00 * 6.00