BOOK 5063 PAGE 463

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

10D 413 20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Junior Achievement/Nashville, (NAME)	Same (NAME)	MHP 34-10 P. 53
151 - A Century Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	mp
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

1 Vantage Way Suite 157 Nashville Tenn. 37228

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARMSTRONG RUBBER COMPANY

HEREINAFTER CALLED THE GRANTORS HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUNIOR ACHIEVEMENT OF NASHVILLE, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Beginning at a point in the south line of the Parmer Avenue (Edenwold Road), said point being 58 feet northwestwardly as measured along a radial line from a point in the center line of the northbound main track of the Louisville and Nashville Railroad Company; thence in a southwesterly direction along a curve to the left having a radius of 1959 feet and along a line 58 feet northwestwardly from and parallel to said centerline of northbound main track a distance of 320 feet to a point; thence south 76° 42' west a distance of 321.45 feet to a point; thence south 61° 40' west a distance of 458.07 feet to a point; thence north 7° 44' west a distance of 275.31 feet to a point; thence south 82° 33' west a distance of 199.2 feet to a point; thence north 7° 44' west a distance of 235.47 feet to a point in the south line of Parmer Avenue (Edenwold Road); thence along the south line of Parmer Avenue (Edenwold Road) the following courses and distances: North 82° 43' east 173.66 feet, south 86° 31' east 266.83 feet, south 89° 54' east 274.15 feet, north 82° 25' east 277.49 feet, and thence north 84° 08' east a distance of 193.90 feet to the point of beginning, containing 7.3 acres, more or less, including but excluding a roadway containing three-tenths of an acre, reducing the acreage to be conveyed to 7 acres, more or less.

Being part of the same property conveyed to Armstrong Rubber Company by deed from Gates Rubber Company, of record in Book 4761, page 518, said Register's Office.

Provided, that if the said grantee shall neglect or fail to construct within three years hereof or fail to complete within five years hereof a Junior Achievement business center upon the property hereby conveyed, said building shall be substantially in accordance with the 9,000 square foot proposed North County Junior Achievement business center, which shall be used solely for the promotion and furtherance of the Junior Achievement program, then the land shall revert to grantor, its successors or assigns as fully and effectually as if this deed had not been made or executed.

This conveyance is also subject to the right of the grantor to use, repair and maintain for the passage of water and soil certain storm drains upon and under the property hereby conveyed. It is expressly understood and agreed that grantor shall have the right of ingress to and egress from the property described above for the purpose of repairing and maintaining the storm drains in usable condition at all times.

unimproved ( )
This is improved (X) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of January, 1976

THE ARMSTRONG RUBBER COMPANY - By J. L. Stewart,
Chairman of the Board

R L Donnelly By R. L. Donnelly
Secretary

STATE OF _____)

COUNTY OF _____)

_____, a Notary Public in and for

_____,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1976.

Deputy Register

nally acquainted, and who acknowledged that _____executed the within

_____,

_____

Notary Public

STATE OF CONNECTICUT)

COUNTY OF NEW HAVEN)

Before me, Ruth L. Scholz, a Notary Public within and for the State and County aforesaid, personally appeared J.L.Stewart and R.L.Donnelly, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Chairman of the Board and Secretary respectively of the ARMSTRONG RUBBER COMPANY the within named bargainor, a corporation, and that (he, they) as such Chairman of the Board and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. L. Stewart as such Chairman of the Board, and attesting the same by the said R.L.Donnelly as such Secretary.

WITNESS my hand and official seal at office at New Haven, Conn.

on this 13th day of Jan., 1976

My Commission Expires: March 31, 1977

Ruth L. Scholz

Notary Public

WARRANTY DEED

FROM

TO

D 65555

IDENTIF. REFERENCE

AUG 30 1 27 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

AUG 30 76	CONV	30,000.00			
AUG 30 76	S'TAX		B*	78.00	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	DEED		B*	4.00	* 82.50

STATE OF _____)

COUNTY OF _____)

The actual consideration or value, whichever is greater, for this conveyance is $ _____

_____

Subscribed and sworn to before me this ___ day of _____, 19___.

My Commission Expires: _____

_____

Notary Public