BOOK 5173 PAGE 550

Prepared by Roy L. Sherman
Atty-at-Law
908 W. Broadway
Louisville, Ky.

The consideration, or value, for the transfer is $125,480.00
Paul I. Hooper
Sworn to and acknowledged before me this July 20, 1979

ADDRESS NEW OWNER AS FOLLOWS:

Paul I. Hooper, Trustee
(Name)
4231 Franklin Rd.
(Address)
Nashville, Tenn. 37204
(City) (State) (Zip Code)

SEND TAX BILLS TO:

(Name)
SAME
(Address)
(City) (State) (Zip Code)

Map - To be assigned

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-five Thousand Four Hundred Eighty Dollars ($125,480.00), cash in hand paid by PAUL I. HOOPER, TRUSTEE, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, 908 West Broadway, Louisville, Kentucky 40203, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, his heirs or assigns, subject to the conditions hereinafter stated, a tract or parcel of land situated in the Sixth Civil District of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way of the Louisville and Nashville Railroad and the northerly line of the Valley View Meadows Subdivision, Section III, of record in Book 3700, Page 93, R.O.D.C.; thence with said south right-of-way, one hundred (100) feet distant from and parallel to the centerline, North 39° 09' East, fifty-seven and seven hundredths (57.07) feet to the beginning of a curve; thence eastwardly along said curve to the right, one hundred (100) feet southwardly from and parallel to the said centerline, a distance of two thousand two hundred sixty-five and forty-seven hundredths (2,265.47) feet to a point, said curve having a radius of two thousand seven hundred sixty-five and forty-two hundredths (2,765.42) feet, a central angle of 46° 56' 15" and a chord of North 62° 37' 10" East, two thousand two hundred two and

sixty-five hundredths (2,202.65) feet; thence leaving said south right-of-way of railroad, South 40° 49' West, four hundred thirty-six and forty-three hundredths (436.43) feet to a point; thence South 29° 29' West, one hundred (100) feet to the northwest corner of the property conveyed to the First Suburban Water Utility District, of record in Book 2907, Page 605, R.O.D.C.; thence continuing in the same direction, South 29° 29' West, one hundred sixty-four (164) feet to a point; thence South 32° 09' West, one hundred fifty-one and thirty hundredths (151.30) feet to a point; thence South 43° 32' West, one hundred eighty-seven and thirty-two hundredths (187.32) feet to a point; thence South 01° 16' West, forty-nine and fifty hundredths (49.50) feet to a point; thence South 43° 32' West, forty-nine and fifty hundredths (49.50) feet to a point; thence South 03° 14' West, five hundred ten and twenty-three hundredths (510.23) feet to a point in Vora Johnson's property line of record in Book 1290, Page 647, R.O.D.C.; thence with said Johnson's property line, South 24° 30' West, one hundred thirty-two (132) feet to the northeast corner of said Valley View Meadows Subdivision of record in Book 3700, Page 93, R.O.D.C.; thence with the north line of said subdivision, North 73° 00' West, four hundred twenty-eight and forty-eight hundredths (428.48) feet to an existing iron pin; thence North 74° 33' West, three hundred seventy-one and ninety-four hundredths (371.94) feet to a point; thence North 57° 05' West, two hundred fourteen and eighty-three hundredths (214.83) feet to an existing iron pin; thence North 60° 06' West, one hundred six and sixty-six hundredths (106.66) feet to a point; thence North 67° 09' West, two hundred twenty-five and four hundredths (225.04) feet to the point of beginning, containing thirty-one and thirty-seven hundredths (31.37) acres, more or less, and being a part of

the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by the Third National Bank Trustee, under the will of Rufus E. Ford, by deed dated May 23, 1952, recorded in Book 2084, Page 553, Register's Office, Davidson County, Tennessee, and being a part of the property acquired by the Grantor by Merger Agreement between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway dated December 16, 1954 (effective August 30, 1957), recorded in Deed Book 2720, Page 201, in said Register's Office.

Taxes for the year 1977 on the above-described property will be prorated as of the date of the closing.

As an exception to the warranty made herein, this conveyance is made subject to the terms, conditions, and provisions in Indenture dated December 11, 1964, recorded in Record Book 3852, Page 562, wherein the Grantor herein granted the Metropolitan Government of Nashville and Davidson County, Tennessee, a twenty (20) foot wide sewer easement along the easterly boundary of the property hereinabove described and Indenture dated April 16, 1965, recorded in Record Book 3852, Page 562, wherein the Grantor herein granted the Metropolitan Government of Nashville and Davidson County, Tennessee, a twenty (20) foot wide sewer easement along the southerly boundary of the hereinabove described property, both in the said Register's Office, Davidson County, Tennessee; contract dated August 3, 1959, with South Central Bell Telephone Company, covering encroachment of a buried communication cable running along the easterly portion of the hereinabove described property; and contract dated October 21, 1959, with First Suburban Water Utility District of Davidson County, Tennessee, covering encroachment of a twenty-four (24) inch concrete sanitary sewer line running along the southeasterly corner of the hereinabove described property and the Grantee accepts this deed subject to any

rights of said Telephone Company and Water District to maintain their facilities on the land hereby conveyed.

This conveyance is subject to the right of ingress and egress, if any, by First Suburban Water Utility District of Davidson County, its successors and assigns, to reach property conveyed to it by the Grantor by deed dated May 19, 1959, recorded in Book 2907, Page 605, in said Register's Office, Davidson County, Tennessee.

The Grantee, his heirs or assigns, agrees to construct and maintain, at his cost and expense, a six (6) foot cyclone-type fence along the north and northwest property lines which are adjacent to the Grantor's right-of-way and this provision shall be a covenant running with the land.

The Grantee covenants for himself, his heirs and assigns, that there shall never be any grade crossing constructed over the Grantor's railroad right-of-way adjoining the land hereby conveyed, for ingress and egress to and from said land, and the Grantee, for himself, his heirs and assigns, hereby waives and agrees not to exercise such rights, if any, he may otherwise have, now or in the future for a grade crossing over said right-of-way. The Grantee acknowledges by acceptance of this deed, that he has adequate access to said land other than across the Grantor's right-of-way. This covenant shall run with the lands and estates of the parties, and be binding upon the Grantee, and whomsoever may own said lands in the future.

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

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 14th day of June, 19 77.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By Chester R. Lapsley
Executive Vice President

ATTESTING OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 135,480.00
Michael Mina
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 1977.
Deputy Register

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 H. D. Goff, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the Executive Vice President and Attesting Officer, of the Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that they, as such Executive Vice President and Attesting Officer, 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 H. D. Goff affixing and attesting thereon the corporate seal.

My commission expires January 5, 1980.

Witness my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 14th day of June, 19 77.

Mary Ann Schuler
Notary Public

NOTARY PUBLIC

E15541

IDENTIF. REFERENCE

JUL 20 3 49 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 20 77	CONV	90,000.00			
JUL 20 77	CONV	35,480.00			
JUL 20 77	S'TAX		B*	326.30	
JUL 20 77	PR'FEE		B*	.50	
JUL 20 77	W'DEED		B*	10.00	* 336.80