In the amount

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

BOOK 5173 PAGE 797 &

ADDRESS NEW OWNER AS FOLLOWS: Nashville Banner Publishing Co. & Tennessean Newspapers Inc.
(Name)
Same
(Address)
(City) (State) (Zip Code)

SEND TAX BILLS TO: Newspaper Printing Corp.
(Name)
1100 Broadway
(Address)
Nashville Tenn 37202
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Five Thousand Dollars ($5,000.00), cash in hand paid by NASHVILLE BANNER PUBLISHING COMPANY and TENNESSEAN NEWSPAPERS, INC., both _____ corporations, 1100 Broadway, Nashville, Tennessee 37202, hereinafter jointly and severally 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, its successors and assigns, subject to the conditions hereinafter stated, a tract of land in Metropolitan Nashville (Belle Meade), Davidson County, Tennessee, being a part of Lot No. 9 on the map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, Plan Not of Record, and being more particularly described as follows:

Beginning at an iron pin in the common line between Lots 8 and 9, above noted subdivision, and being the north easterly corner of the Nashville Banner Publishing Co. as of Record in Deed Book 5142, Page 463, R.O.D.C., Tennessee, said iron pin also being South 56° 47' 00" East, one hundred fifty-five (155.0) feet from an iron pin on the easterly margin of Old Harding Road; thence with the common line between Lots 8 and 9, South 56° 47' 00" East, seventy (70.00) feet to an iron pin on the westerly margin of L&N Railroad, said line if extended southeastwardly would intersect said centerline of the main track at Valuation Station 375+41±,

which is six hundred fifty-eight (658) feet, more or less, as measured southwestwardly along said centerline of L&N main track from Mile Post 7 from Nashville, Tennessee; thence with the westerly margin of the L&N Railroad twenty-five (25) feet northwestwardly from and parallel to said centerline of the main track with a curve to the right (radius 11,434.16) southwesterly, a distance of one hundred one and thirty-three hundredths (101.33) feet to an iron pin at the common rear corner of Lots 9 and 10; thence with the common line between Lots 9 and 10, North 56° 47' 00" West, ninety (90.00) feet to an iron pin at the southeasterly corner of Tract "A", as shown on Ragan-Smith and Associates, Inc. survey dated May 27, 1977; thence with the common line between Tracts "A" and "B", and severing Lot No. 9, North 35° 16' 40" East, one hundred and six hundredths (100.06) feet to the point of beginning, containing eight thousand seven (8,007) square feet, or eighteen hundredths (0.18) acre, more or less, and being a part of the same property conveyed to the Tennessee Property Company by Roger W. Cox, Jr., et ux, by deed dated October 26, 1950, recorded in Book 1908, Page 583, and later acquired by the Grantor herein from The Tennessee Property Company by deed dated October 30, 1957, recorded in Deed Book 2740, Page 351, all in the Register's Office, Davidson County, Tennessee.

The Grantor shall pay all taxes on the property hereinabove described for the year 1976 and the Grantee agrees to assume all taxes for the year 1977 and thereafter.

As an exception to the warranty made herein, this conveyance is made subject to the terms and provisions in Indenture dated June 24, 1955, recorded in Deed Book 2746, Page 407, in the Register's Office, Davidson County, Tennessee, in which The Tennessee Property Company granted the Nashville Suburban Utility District an easement for a water line,

which runs diagonally in an easterly and westerly direction through the hereinabove described property.

As a further exception to the warranty made herein, this conveyance is made subject to all easements and contracts to which the above-described property is servient, whether or not such easements and contracts are apparent on the ground or are created by instruments of record or otherwise.

It is acknowledged that there is a creek running through the hereinabove described tract of land and as a material inducement to the Grantor to make the herein conveyance, the Grantee agrees that it will not change or obstruct in any way the flow of the creek to adversely effect the Grantor's adjoining property and as a part of the consideration for the conveyance made herein, the Grantee for itself, its successors and assigns, covenants and agrees that no request or demand will ever be made on the Grantor, its successors or assigns, to participate in any cost for dredging, cleaning or maintaining that portion of the creek located on the hereinabove conveyed property.

The Grantor reserves for itself, its successors and assigns, a perpetual easement for ingress and egress over the hereinabove described property for the purpose of servicing and maintaining its bridge located on the adjoining railroad right-of-way. This easement shall remain in effect and shall be binding upon the Grantee and all its successors in interest for as long as said bridge is located on the adjoining railroad property.

TO HAVE AND TO HOLD the said tract or parcel of land with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns, forever in fee simple,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3 Exempt
Evelyn Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21st DAY OF July 1977.
Deputy Register

E 15676

IDENTIF. REFERENCE

JUL 21 11 36 AM '77

FELIX E. DAWSON REGISTER JEFFERSON COUNTY, TENN.

and the Grantor warrants the title against all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 12th day of July, 1977.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By Chester R. Lapuz

JUL 21 CONV *5,000.00

STATE OF KENTUCKY

JUL 21 STAX B* 13.00

COUNTY OF JEFFERSON

JUL 21 B* .50

JUL 21 W'DEED B* 18.00 * 31.50

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. Lapuz and David B. Dines, 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. Lapuz subscribing thereto the name of the corporation by himself as such Executive Vice President and by the said Assistant Secretary affixing and attesting thereon the corporate seal.

My commission expires NOTARY PUBLIC, STATE AT LARGE My Commission Expires April 12, 1981.

Witness my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 12th day of July, 1977.

Notary Public

NOTARY PUBLIC, STATE AT LARGE
My Commission Expires April 12, 1981

LOUISVILLE & NASHVILLE R.R.

PAGE ROAD

OLD HARDING ROAD

658'

368+83

375+41

N.T.

℄

℄ Creek

Iron Pin Set

101.33'

32'

882.86 (From Recorded Map)

Existing Iron Pin & Creek

(196)

70.00'

90.00'

TRACT "B"

AREA: 8007 Sq Ft or 0.18 Ac.

R.O.W. & ℄ Inf Arc
Δ: 00°30'28"
R: 11,434.16'
T: 50.66'
L: 101.33'
Ch: 101.33'
S23°54'00"W

Iron Pin Set

POINT OF BEGINNING TRACT "B"

N 35° 16' 40" E 100.06'

S 35° 16' 40" W 100.06'

Iron Pin Set

(26)

(1) (8) (9) (10)

225.00' (Total)

S 56° 47' 00" E

℄ & Drain

N 56° 47' 00" W

241.40' (Total)

(28)

(27)

TRACT "A"

AREA: 15320 Sq. Ft or 0.35 Acres

155.0'

151.40'

NOTE:
APPROX. LOCATION WATER LINE EASEMENT AS NOTED IN DEED BK. 2746 P. 407 R.O.D.C.

50'

857.3'

Existing Iron Pin

POINT OF BEGINNING TRACT "A"

100.00'

N 33° 13' 00" E 100.00'

Iron Pin Set

26.0'

40'

TOTAL AREA TRACTS "A" & "B": 23327 Sq. Ft. or 0.54 ACRES

PROPERTY TITLE REFERENCE

TRACT "A" Being the same property conveyed to The Nashville Banner Publishing Company from J. P Alley, Trustee, By Deed Recorded In Book 5142, Page 463, R.O.D.C. Tenn.

T... "B" B... t of the ... and to

'RFORT

BOUNDARY SURVEY FOR

NEWSPAPER PRINTING CORPORATION

LOT NO. 9 SUBDIVISION OF LOT A-2 HIGHLANDS OF BELLEMEADE NO. 2 NASHVILLE, TENNESSEE