WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,329.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Pky., Nashville, Ten.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Civitan Club Foundation (NAME)	Same (NAME)	Map 85
of Donelson, Tennessee, Inc.	P.O. Box 2373 (STREET ADDRESS)	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	Donelson, Tn 37214 (CITY) (STATE) (ZIP)	
(CITY) (STATE) (P. O. ZIP)		

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, SOUTHERN OHIO BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CIVITAN CLUB FOUNDATION OF DONELSON, TENNESSEE, 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 concret monument in the boundary of Sanford Country Club Estates, Section IV, being at the northwesterly end and on the southwesterly side of Downeymeade Drive; thence with the northerly line of Sanford Country Club Estates, Section IV, as follows: S 47 deg. 11' W 230.0 feet, S 71 deg. 04' W 119.78 feet, N 67 deg. 12' W 200.28 feet to a concret monument, S 79 deg. 04' W 270.0 feet, S 52 deg. 56' W 257.0 feet to a concrete monument at the corner of the Donelson Christian School property; thence with the northeasterly line of the Donelson Christian School N 53 deg. 14' W 726.0 feet, (crossing an iron pin at 626.0 feet), to the approximate low water of Stones River; thence with the approximate low water of Stones River as follows: N 45 deg. 43' E 237.73 feet; N 57 deg. 44' E 234.07 feet; N 67 deg. E 247.22 feet; N 72 deg. 24' E 215.06 feet; N 80 deg. 31' E 273.67 feet; thence leaving Stones River S 27 deg. 31' E (crossing an iron pin at 75.14 feet), 480.47 feet to an iron pin; thence south 47 deg. 11' W 50.00 feet; thence S 60 deg. 42' E 300.0 feet to the point of beginning, containing 17.961 acres, more or less.

Also included is an egress and ingress easement 50 feet wide beginning at the present end of Downeymeade Drive and running northwesterly adjacent to and parallel to the northeasterly boundary described above for a distance of 300 feet, this easement being an extension of Downeymeade Drive .

** continued on page two

unimproved ( )
This is improved ( ) 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 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 my hand this 1st day of December, 19 77

THE SOUTHERN OHIO BANK

By William C. Hurdlemeier V.P. & Sec'y

STATE OF _____
COUNTY OF _____

BOOK 5230 PAGE 309

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

Commission Expires _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William A. Huddleston and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the V. P. & Secretary and _____ respectively of the Southern Ohio Bank the within named bargainor, a corporation, and that {he / they} as such V.P. & Secretary and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said William A. Huddleston as such V.P. & Secretary and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 1st day of December, 19 77

My commission expires 11-15-80

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Being the same property ocnveyed to Southern Ohio Bank by deed from Michael J. Philbin, Trustee, of record in Book 5100, page 780, Register's Office for Davidson County, Tennessee.

E 4035.2

IDENTIF. REFERENCE

Dec 6 3 26 PM '77

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

DEC-6-77	CONV	37,329.80			
DEC-6-77	S'TAX		B*	83.96	
DEC-6-77	PD'FEE		B*	.50	
DEC-6-77	W'DEED		B*	4.00	* 88.48

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York