BOOK 5238 PAGE 319

FROM

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, EXECUTOR OF THE
ESTATE OF STIRTON OMAN
TO
OMAN CONSTRUCTION COMPANY, INC.

For draftsman's use

PREPARED BY:
John L. Chambers
Chambers & Wiseman
First American Center, 12th Floor
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oman Construction Company, Inc. (NAME)	New Owner (NAME)	2
P. O. Box 146 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE E 4393 1.

Dec 29 3 47 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$575,500.00*** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 77.

Notary Public

MY COMMISSION EXPIRES: 1-29-80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by OMAN CONSTRUCTION COMPANY, INC., and other good and valuable considerations, receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, EXECUTOR OF THE ESTATE OF STIRTON OMAN, and acting pursuant to the powers conferred upon it by the will of the said Stirton Oman, which is of record in Will Book ____, page ____, in the office of the County Court Clerk of Williamson County, Tennessee, at Franklin, to which reference is hereby made, has bargained and sold and by these presents does transfer and convey unto the said OMAN CONSTRUCTION COMPANY, INC., its successors and assigns, forever, and in fee simple, the following tracts or parcels of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Map Par
104-2-38 46

Map Par
92-14 48-45

PARCEL 1: Lots Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 87, 88, 89, and 90, all as shown on a plat of subdivision of 10-½ acres of the West Park Company, or West End Park Company, which is of record in Book 421, page 177, in the Register's Office for Davidson County, Tennessee; together with the easterly 25 feet of Lot No. 91, as shown on the Plan of record in Book 421, pages 82 and 83, in the Register's Office for Davidson County, Tennessee; and, further, the northerly parts of Lots Nos. 40, 41, 42, and 43, as shown on the Plan of record in Book 421, page 177, in the Register's Office for Davidson County, Tennessee, said parts of

Lots Nos. 40, 41, 42, and 43 being described as a whole as follows: Beginning at the northeasterly corner of Lot No. 43, the intersection of McMurray Street (now Oman Street) and Rose Street; thence with the southerly margin of Rose Street 200 feet to the northeasterly corner of Lot No. 40; thence with the easterly margin of said Lot No. 40 in a generally southerly direction 17.32 feet, more or less, to the northeasterly corner of a tract of land conveyed to Parthenon Realty Company by deed of John Oman, Jr. and Bessie B. Oman, of record in Book 1761, page 319, in the Register's Office for Davidson County, Tennessee; thence with the northerly boundary of said tract of land conveyed to Parthenon Realty Company, supra, 200.03 feet to the northwesterly corner of said tract of land conveyed to Parthenon Realty Company, said point being in the westerly margin of Lot No. 43 and in the easterly margin of McMurray Street; thence in a generally northerly direction with the westerly margin of said Lot No. 43 19.0 feet to the point of beginning.

Lots Nos. 38 and 39, hereinabove conveyed, are conveyed expressly subject to an easement or right-of-way heretofore granted to the Nashville, Chattanooga, and St. Louis Railway and to the rights of Parthenon Realty Company and Southeast Tractor & Equipment Company in and to the use of said easement and the Railroad's spur track thereon, as set out in said deed to Parthenon Realty Company, supra, and as set out in the lease to Southeast Tractor & Equipment Company, of record in Book 1753, page 415, in the Register's Office for Davidson County, Tennessee.

The foregoing parcel of land was conveyed to Stirton Oman and John Oman, III, as tenants in common, by deed of Bessie B. Oman of record in Book 1969, page 467, Register's Office for Davidson County, Tennessee; the one-half interest of John Oman, III, was conveyed to Stirton Oman by deed of Merida B. Oman and First American National Bank of Nashville, Executors of the Estate of John Oman, III, of record in Book 3097, page 602, Register's Office for Davidson County, Tennessee; the within conveyance of the above described Parcel 1 is made expressly subject to any and all conditions and/or restrictions as set out in the various deeds of conveyance to John Oman, Jr. and as referred to in said deed of record in Book 1969, page 467, as reiterated in said deed of record in Book 3097, page 602, said Register's Office.

104-2 P/O 46

PARCEL 2: Being a part of Lot No. 91 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Parthenon Street at a point 25 feet west of the corner of Lots Nos. 90 and 91, said point being the southwest corner of the property conveyed to B. F. Maxey and wife by deed of record in Book 725, page 130, said Register's Office; thence with the northerly margin of said Street, westwardly 64.8 feet to the corner of Lots Nos. 91 and 92; thence with the line between said two lots northwestwardly 171.3 feet to the northerly line of Lot No. 91; thence with said northerly line of Lot No. 91 eastwardly 146.4 feet to the northwest corner of said Maxey lot; thence with the westerly line of same, southwardly 150 feet to the beginning.

Being the same property conveyed to Stirton Oman and John Oman, III, as tenants in common, by deed of Mable D. Ewing of record in Book 2011, page 211, Register's Office for Davidson County, Tennessee; the one-half interest of John Oman, III, having been conveyed to Stirton Oman by deed from Merida B. Oman and First American National Bank of Nashville, Executors of the Estate of John Oman, III, of record in Book 3097, page 602, Register's Office for Davidson County, Tennessee.

Said property is conveyed expressly subject to restrictive covenants set forth in the deed of West End Park to Samuel C. Williams of record in Book 647, page 310, said Register's Office.

104-2- P/O 46

PARCEL 3: Beginning at the northwesterly corner of a tract of land conveyed by deed of Clarence A. DeMoss and wife to Mable E. Ewing, of

record in Book 1258, page 369, in the Register's Office for Davidson County, Tennessee, and being the northwest corner of Lot No. 91 as shown on the Revised Map of West End Park, of record in Plan Book 421, pages 82-83, Register's Office for Davidson County, Tennessee; thence with the northerly line of Lot No. 92 as shown on said map, North 63° 16' West to the northerly margin of a 15-foot alley as shown on said Revised Map of West End Park; thence with the northerly margin of said alley, North 55° 25' East to its point of intersection with the easterly line (extended) of said tract described in said Book 1258, page 369, supra, said point being 25 feet west of the common boundary line of Lots Nos. 90 and 91 as shown on said Revised Map of West End Park; thence South 34° 35' East with said common boundary line (extended) to the southerly margin of said 15-foot alley; thence with the southerly margin of said 15-foot alley South 55° 25' West 146.4 feet to the point of beginning; and being all of that portion of said 15-foot alley as shown on said Revised Map of West End Park as lying adjacent to the property conveyed and described in said deed of record in Book 1258, page 369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stirton Oman and John Oman, III, as tenants in common, by deed of Mable D. Ewing of record in Book 1977, page 253, Register's Office for Davidson County, Tennessee; the one-half interest of John Oman, III, having been conveyed to Stirton Oman by deed from Merida B. Oman and First American National Bank of Nashville, Executors of the Estate of John Oman, III, of record in Book 3097, page 602, Register's Office for Davidson County, Tennessee.

104-1-319 — 104-2-1&2

PARCEL 4: (a) Those portions of Lots Nos. 113 through 121, both inclusive, as shown on the Plan of West End Park Terrace, of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, which lie East of a line which is east of, parallel with, and at all points 50 feet distant from, the center line of the Nashville, Chattanooga & St. Louis Railway's (now Louisville & Nashville Railroad) main track as located on June 9, 1947; and (b) Lots Nos. 122 through 126, both inclusive, as shown on the Plan of West End Park Terrace, of record in Book 547, page 36, said Register's Office.

The said portions of Lots Nos. 113 through 117, both inclusive, front on the westerly side of Terrace Boulevard, as follows: Lot No. 113, 26.4 feet; Lot No. 114, 26.2 feet; Lot No. 115, 26.1 feet; Lot No. 116; 25.8 feet; Lot No. 117, 25.7 feet; the said portions of Lots Nos. 113 to 117, inclusive, run back, westwardly, between parallel lines, varying distances to a line which is east of, parallel to, and at all points 50 feet distant from, the center line of the Nashville, Chattanooga & St. Louis Railway's (now Louisville & Nashville Railroad) main track, as located on June 9, 1947.

Lot No. 118 fronts 80 feet on the westerly side of Terrace Boulevard, and runs back, westwardly, between converging lines, to the said line which is east of, parallel to, and at all points 50 feet distant from, the center line of said Railway's main track, as identified above.

Lot No. 119 fronts 110 feet, more or less, on the westerly and southwesterly side of the circle which constitutes the northerly end of Terrace Boulevard, and runs back, southwestwardly, between converging lines, to the said line which is east of, parallel to, and at all points 50 feet distant from, the center line of said Railway's main track as identified above.

Lot No. 120 fronts 80 feet, more or less, on the northerly side of the circle which constitutes the northerly end of Terrace Boulevard, and runs back, northwardly, between converging lines, a distance of 150 feet, more or less. The westerly, or northwesterly, line of said Lot No. 120 is the said line which is east of, parallel to, and at all points 50 feet distant from, the center line of said Railway's main tract as identified above.

Lot No. 121 fronts 80 feet on the northerly, or northeasterly, side of the circle which constitutes the northerly end of Terrace Boulevard,

and runs back, between converging lines, northwardly 150 feet, more or less, to the said line which is east of, parallel to, and at all points 50 feet distant from, the center line of said Railway's track, as identified above.

Lot No. 122 fronts 100 feet, more or less, on the southeasterly side of the circle which constitutes the northerly end of Terrace Boulevard, and runs back southwardly and southeastwardly, between converging lines, to a point, the common corner of Lots Nos. 122, 123, and 124, and measures 100 feet on its southwesterly line, which is its common boundary with Lot No. 123.

Lot No. 123 fronts 80 feet on the easterly side of Terrace Boulevard, and runs back eastwardly and southeastwardly, between converging lines, to a point, the common corner of Lots Nos. 122, 123, and 124, and measures 100 feet on its northeasterly line, and 100 feet on its southerly line.

Lot No. 124 fronts 26 feet on the easterly side of Terrace Boulevard, and runs back, between parallel lines, 100 feet on its northerly line and 110 feet on its southerly line, to a line in the rear, on which it measures 25 feet.

Lot No. 125 fronts 25.9 feet on the easterly side of Terrace Boulevard, and runs back, between parallel lines, 110 feet on its northerly line, and 111 feet on its southerly line, to a line in the rear on which it measures 25 feet.

Lot No. 126 fronts 25.7 feet on the easterly side of Terrace Boulevard, and runs back, between parallel lines, 111 feet on its northerly line, and 117 feet on its southerly line, to a line in the rear, on which it measures 25 feet.

Being the same property conveyed to Stirton Oman, Trustee, by deed from Alexander C. Kelley and wife, Mary W. Kelley, of record in Book 4427, page 595, Register's Office for Davidson County, Tennessee; the said Stirton Oman having executed an unrecorded instrument on the 7th day of May, 1974, declaring that he had been continually since the conveyance by the Kelleys the sole owner of the property, individually, and not in trust.

MAP 92-14 P/O 41

PARCEL 5: Beginning at a point fifty (50) feet southeast of the center line of the northbound main track of Grantor's Nashville Division, measured on a line normal to said main track at Valuation Station 130+35.88; thence South 87° 59' East, with the southerly boundary of a tract of land conveyed to the NC&StL Rwy. by M. B. Pilcher by deed recorded in Deed Book 67, page 115, of the records of Davidson County, Tennessee, a distance of two hundred twenty-two and fifty-six hundredths (222.56) feet to a point; thence in a northeasterly direction along a line curving to the left with a radius of 576.61 feet, a distance of one hundred thirty-three and eighteen hundredths (133.18) feet to a point, said curved line having a long chord of 132.88 feet bearing North 24° 47' East; thence North 18° 10' East a distance of one hundred eighty-three and ninety-six hundredths (183.96) feet to a point; thence in a northeasterly direction along a line curving to the right with a radius of 407.36 feet, a distance of sixty-two and four tenths (62.4) feet to a point, said last mentioned curved line having a long chord of 62.34 feet bearing North 22° 27' East, the said last three courses having a total length of three hundred seventy-nine and fifty-four hundredths (379.54) feet lying northwest of, parallel with, and ten (10) feet distant from the center line of spur track No. 373; thence North 48° 24' West, thirty-nine and six tenths (39.6) feet to a point; thence South 41° 36' West, along a line southeast of, parallel with, and fifty (50) feet distant from said center line of northbound main track, a distance of four hundred ninety-six and sixty-two hundredths (496.62) feet to the point of beginning, containing one and seventeen hundredths (1.17) acres.

Being the same property conveyed to Stirton Oman by deed from Oman Construction Company, Inc. of record in Book 3181, page 544, Register's Office for Davidson County, Tennessee.

Said Parcel 5 is subject to any liens or encumbrances, if any there be, on said tract of land created under or by virtue of any mortgage or mortgages executed by L & N Railroad Company or its predecessors in title on its railroad or any part thereof, which were excluded from the covenants as to encumbrances in the said deed of L & N Railroad Company, of record in Book 3074, page 563, Register's Office for Davidson County, Tennessee.

92-14 P/O Par 41

PARCEL 6: Beginning at the most northerly corner of a tract of land conveyed by Louisville and Nashville Railroad Company to Oman Construction Company, Inc. by deed dated June 1, 1960, said corner being measured fifty (50) feet southeastwardly from and at right angles to the center line of northbound main track of the Nashville Division of the railroad of Louisville and Nashville Railroad Company at Valuation Station 125+39.26, said point being twenty-two hundred and seventy-six hundredths (2200.76) feet measured southwestwardly along said center line of northbound main track from Mile Post 2 from Nashville, Tennessee; thence North 41° 36' East, fifty (50) feet southeastwardly from and parallel to said center line of northbound main track, four hundred fifty-seven and forty-one hundredths (457.41) feet to a point in the southwest line of a sixty (60) foot proposed road, said point being opposite Valuation Station 120+81.85; thence along said southwest line of proposed road, South 48° 24' East, three hundred twenty-five (325) feet to a point; thence South 41° 36' West, six hundred eighty-five and thirty-three hundredths (685.33) feet to a point; thence North 87° 59' West, one hundred ninety-nine and thirteen hundredths (199.13) feet to a point, said point being the southeast corner of the above mentioned tract of land conveyed by Louisville and Nashville Railroad Company by deed dated June 1, 1960; thence along a line curving to the left with a radius of five hundred seventy-six and sixty-one hundredths (576.61) feet, one hundred thirty-three and eighteen hundredths (133.18) feet to a point, said curved line having a chord length of one hundred thirty-two and eighty-eight hundredths (132.88) feet bearing North 24° 47' East; thence North 18° 10' East, one hundred eighty-three and ninety-six hundredths (183.96) feet to a point; thence northeastwardly along a line curving to the right with a radius of four hundred seven and thirty-six hundredths (407.36) feet, sixty-two and four tenths (62.4) feet to a point, said curved line having a chord length of sixty-two and thirty-four hundredths (62.34) feet bearing North 22° 27' East, the last three courses having a total length of three hundred seventy-nine and fifty-four hundredths (379.54) feet, all lying northwest of, parallel with, and ten (10) feet distant from the center line of spur track No. 373, and also being the easterly most line of said tract of land conveyed by Louisville and Nashville Railroad Company by deed dated June 1, 1960, as aforementioned; thence North 48° 24' West, thirty-nine and six tenths (39.6) feet to the point of beginning, containing four and ninety-five hundredths (4.95) acres, more or less.

Being the same property conveyed to Stirton Oman, Trustee, by deed from Louisville and Nashville Railroad Company of record in Book 4082, page 337, Register's Office for Davidson County, Tennessee; the said Stirton Oman having executed an unrecorded instrument on the _____ day of _____, 19___, declaring that he had been continually since the conveyance by the Louisville and Nashville Railroad Company the sole owner of the property, individually, and not in trust.

The conveyance of this parcel is made subject to any rights of the Board of Park Commissioners of the City of Nashville, Tennessee, or its present successors, under that lease from the Nashville, Chattanooga & St. Louis Railway to said Board of Park Commissioners dated February 22, 1927, a portion of the land embraced in said lease being a portion of the land conveyed by this deed.

Map 104-2 Par 45

PARCEL 7: Being the westerly 52 feet, 8 inches, of Lot No. 86 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said part of Lot 86 fronts 52 feet, 8 inches, on the northerly side of Parthenon Street, and runs back between parallel lines, with the easterly margin of McMurry Street, 150 feet to an alley.

Being the same property conveyed to Stirton Oman by deed from Edwin A. Ray and wife, Anna Marie Ray, of record in Book 3643, page 457, Register's Office for Davidson County, Tennessee.

The conveyance of this parcel is subject to restrictive covenants set forth in an instrument dated October 6, 1920, of record in Book 647, page 310, Register's Office for said County.

Map 92-14 Par 48

PARCEL 8: Beginning at an iron pin in the northerly margin of Holman Street, said point being 300 feet eastwardly from the easterly margin of Oman Street (formerly McMurray Street), said point also being the southwesterly corner of Lot 29 on the Plot of a Subdivision of 10-½ acres owned by the West End Park Land Company as of record in Book 421, page 177, Register's Office for Davidson County, Tennessee; thence North 35° 29' West 135.0 feet with the westerly line of said Lot 29 to an iron pin in the southerly margin of Alley No. 703; thence North 54° 34' East 99.4 feet with said southerly margin of Alley No. 703 to an iron pin; thence South 0° 53' West 167.5 feet to the point of beginning; containing 6,706 square feet, more or less.

Being part of Lots 29 and 30 of said Subdivision and also being part of the land conveyed to the City of Nashville by deed as of record in Book 741, page 41, and Book 699, page 308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stirton Oman by deed from The Metropolitan Government of Nashville & Davidson County, Tenessee, of record in Book 4582, page 298, Register's Office for Davidson County, Tennessee.

Map 92-14 Par 45

PARCEL 9: Beginning at an iron pin in the southerly margin of Oman Street, said point being 300 feet eastwardly from the easterly margin of Oman Street (formerly McMurray Street), said point also being the northwesterly corner of Lot 37 on the Plot of a Subdivision of 10-½ acres owned by the West End Park Land Company as of record in Book 421, page 177, Register's Office for Davidson County, Tennessee; thence North 54° 34' East 17.0 feet with said southerly margin of Oman Street to an iron pin in the southerly margin of a 20-foot right-of-way; thence South 87° 59' East 155.3 feet with said southerly margin of a 20-foot right-of-way to an iron pin; thence South 0° 53' West 50.4 feet to an iron pin in the northerly margin of Alley No. 703; thence South 54° 34' West 110.4 feet with said northerly margin of Alley No. 703 to an iron pin in the southwesterly corner of said Lot 37 of said Subdivision; thence North 35° 29' West 135.0 feet with the westerly line of said Lot 37 to the point of beginning; containing 12,510 square feet, more or less.

Being part of Lot 35 and all of Lots 36 and 37 of said Subdivision and also being part of the land conveyed to the City of Nashville by deed as of record in Book 741, page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stirton Oman by deed from The Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4582, page 298, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging, to the said OMAN CONSTRUCTION COMPANY, INC., its successors and assigns, forever; and Grantor does hereby covenant with the said OMAN CONSTRUC-

TION COMPANY, INC. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as hereinabove set forth.

The undersigned, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, EXECUTOR OF THE ESTATE OF STIRTON OMAN, as aforesaid, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said lands to the said OMAN CONSTRUCTION COMPANY, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said FIRST AMERICAN NATIONAL BANK OF NASHVILLE has caused this instrument to be executed by its duly authorized officer on this the 29th day of December, 1977.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By _____
Vice President and Trust Officer

DEC29 CONV * 575 500 00
DEC29 S'TAX B*1,936.30
DEC29 PR'FEE B* .50
DEC29 W'DEED B* 14.00 * 1,510.80

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob L Andrews, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be Vice President and Trust Officer of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, a corporation, the within named bargainor, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 29th day of December, 1977.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
April 28, 1981