Prepared by M. H. Smith
Atty-at-Law
508 W. Broadway
Louisville, Ky.

To Be Assigned
BOOK 5402 PAGE 418

Address New Owners as Follows:

H. Rodes Hart
(Name)

611 - 16th Ave. North
(Address)

Nashville Tenn. 37203
(City) (State) (Zip Code)

Send Tax Bills to:

H. Rodes Hart
(Name)

611 - 16th Ave North
(Address)

Nashville Tenn 37203
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Forty-Eight and Seventy-Five Hundredths Dollars ($50,048.75), cash in hand paid by H. RODES HART, an individual, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, his heirs and assigns, two tracts or parcels of land at Nashville, in the 28th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Tract #1

Beginning at a point lying on the easterly margin of Trousdale Drive said point further described as being the most southwesterly corner of the property conveyed to G. P. Rose Company, Inc., as of record in Book 2748, Page 17, in the Register's Office of Davidson County, Tennessee, and the northwest corner of the herein described tract; thence leaving the easterly margin of Trousdale Drive and running with the said G. P. Rose Company, Inc., southerly line North 75° 39' 03" East, a distance of one hundred forty-five (145.0) feet to a point; thence leaving the said G. P. Rose's southerly line South 14° 20' 57" East a distance of forty-one and sixty-two hundredths (41.62) feet to a point lying in the northerly margin of the right of way of the old Nashville, Chattanooga and St. Louis Railroad, said point further described as being fifty (50.0) feet along a radial line whose bearing is North 33° 11' 52" West from the center-line of the existing track; thence with the northerly margin

of the said right of way of the Nashville, Chattanooga and St. Louis Railroad around a curve having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2,914.93) feet to the left a distance of one hundred eighty-six and ninety-three hundredths (186.93) feet to a point on the easterly margin of Trousdale Drive said point further described as being fifty (50.0) feet along a radial line whose bearing is North 36° 52' 20" West from the centerline of the existing track; thence leaving the northerly margin of the right of way of the Nashville, Chattanooga, and St. Louis Railroad and running with the easterly margin of Trousdale Drive around a curve having a radius of eight hundred forty-three and fifty-one hundredths (843.51) feet to the left a distance of thirty-three and seven hundredths (33.07) feet to a point; thence continuing with the easterly margin of Trousdale Drive North 0° 49' 15' East, a distance of seventy-eight and sixty-four hundredths (78.64) feet to the point of beginning containing 11,245, more or less, square feet.

Tract #2

Beginning at a point lying on the westerly margin of Trousdale Drive, said point further describe as being the southeast corner of the Rosalie Joseph Saad property as of record in Book 4317, Page 289, in the Register's Office Davidson County, Tennessee and the northeast corner of the herein described tract; thence with the westerly margin of Trousdale Drive South 0° 49' 15" West, a distance of one hundred ten and one tenth (110.1) feet to a point; thence continuing with the westerly margin of Trousdale Drive with a curve having a radius of seven hundred ninety-three and fifty-one hundredths (793.51) feet to the right a distance of seventy-five and four hundredths (75.04) feet to a point lying in the northerly margin of the right of way of the old Nashville, Chattanooga and St. Louis Railroad, said point further described as being fifty (50.0) feet along a radial

line whose bearing is North 38° 11' 53" West from the centerline of the existing track; thence leaving the westerly margin of Trousdale Drive and running with the said northerly margin of the said right of way of the Nashville, Chattanooga and St. Louis Railroad around a curve having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2,914.93) feet to the left a distance of two hundred (200.0) feet to a point, said point further described as lying fifty (50.0) feet along a radial line whose bearing is North 42° 07' 46" West from the centerline of the existing track; thence leaving the northerly margin of the Nashville, Chattanooga and St. Louis Railroad North 54° 38' 41" West, a distance of one hundred four and fifty-three (104.53) feet to a point; said point further described as lying fifty (50.0) feet along a radial line whose bearing is South 69° 16' 13" East from the centerline of the L&N Railroad's Track No. 167B; thence with a curve having a radius of two thousand one hundred and forty-one hundredths (2,100.41) feet to the left a distance of two hundred sixty-seven and seventy-nine hundredths (267.79) feet to a point; said point further described as lying fifty (50.0) feet along a radial line whose bearing is South 76° 34' 33" East from the centerline of the L&N Railroad's Track No. 167B; thence South 89° 10' 45" East along the southerly line of the said Rosalie Joseph Saad property a distance of one hundred sixty-five and sixty-nine hundredths (165.69) feet to the point of beginning, containing 52,488, more or less, square feet.

The two hereinabove described tracts of land being a part or all of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by Margaret Croft by deed dated August 5, 1952, recorded in Deed Book 2143, Page 289, conveyed to the Lewisburg & Northern Railroad Company by Melville Williams, Sr., by deed dated September 29, 1911,

recorded in Deed Book 426, Page 11, and by Houston-McCord Realty Company by deed dated November 24, 1914, recorded in Deed Book 467, Page 153; conveyed to Houston-McCord Realty Company by John Thompson, by deed dated January 18, 1912, recorded in Deed Book 417, Page 440, and by deed dated June 1, 1912, recorded in Deed Book 423, Page 175; conveyed to the Louisville and Nashville Railroad Company by Lewisburg & Northern Railroad Company by deed dated October 1, 1915, recorded in Deed Book 475, Page 590, and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway on August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, Page 201, all in the Register's Office of Davidson County, Tennessee.

The Grantor shall pay all taxes on the property hereinabove described for the year 1978, and the Grantee agrees to assume all taxes for the year 1979, and thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land with all the appurtenances thereunto belonging, to the said 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 8th day of December, 1978.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 52,048.29
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF March 1979
Deputy Register

7066 03/07 142.50- CASH

COMMONWEALTH OF KENTUCKY

BOOK 5402 PAGE 422

COUNTY OF JEFFERSON

Before me, a Notary Public of the Commonwealth and County aforesaid, personally appeared K. D. Spence, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that he as such K. D. Spence, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

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

My commission expires .

Witness my hand and seal, at office in Louisville, Jefferson County, Kentucky this 8th day of December, 1978.

Patricia A. Oldberg
Notary Public

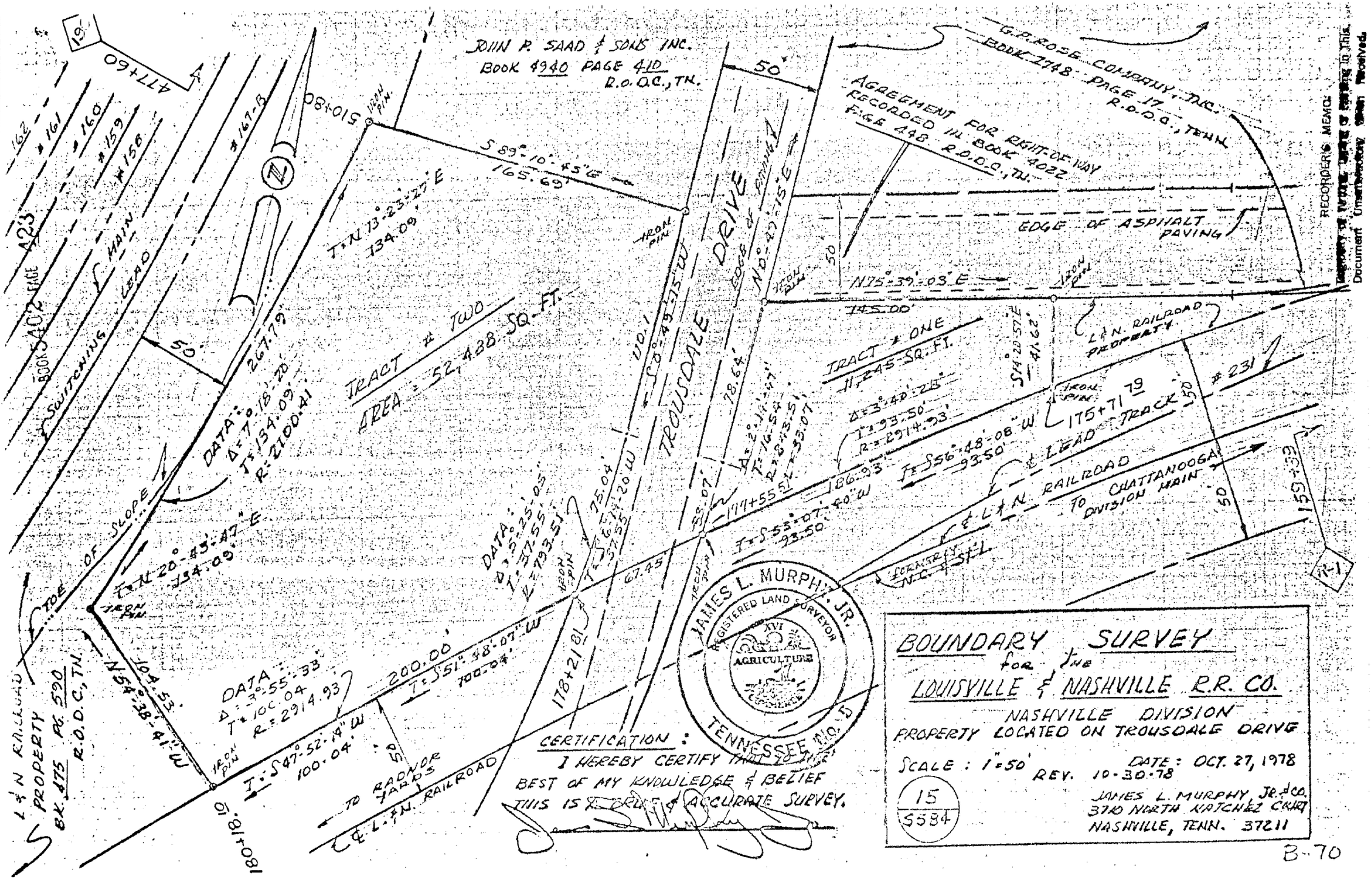
PATRICIA A. OLDBERG NOTARY PUBLIC STATE AT LARGE KENTUCKY

F. I. 7 2 1 3

IDENTIF. REFERENCE

MAR 7 11 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.


JOHN P. SAAD & SONS INC.
BOOK 4940 PAGE 410
R.O.O.C., TN.
G.A. ROSE COMPANY, INC.
BOOK 2748 PAGE 17
R.O.O.C., TENN.
AGREEMENT FOR RIGHT-OF-WAY
RECORDED IN BOOK 4022
PAGE 448 R.O.O.C., TN.
EDGE OF ASPHALT PAVING
TROUSDALE DRIVE
EDGE OF PAVING
TRACT # ONE
11,245 SQ. FT.
TRACT # TWO
AREA = 52,488 SQ. FT.
L & N. RAILROAD PROPERTY
℄ L & N. RAILROAD
TO CHATTANOOGA DIVISION MAIN
TO RADNOR YARDS
℄ L & N. RAILROAD
L & N RAILROAD PROPERTY
BK. 475 PG. 590
R.O.O.C., TN.
TOE OF SLOPE
EDGE OF SWITCHING LEAD
℄ MAIN
IRON PIN
IRON PIN SET
JAMES L. MURPHY, JR.
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 5
CERTIFICATION:
I HEREBY CERTIFY THAT TO THE
BEST OF MY KNOWLEDGE & BELIEF
THIS IS A TRUE & ACCURATE SURVEY.
BOUNDARY SURVEY
for the
LOUISVILLE & NASHVILLE R.R. CO.
NASHVILLE DIVISION
PROPERTY LOCATED ON TROUSDALE DRIVE
SCALE: 1"=50'
DATE: OCT. 27, 1978
REV. 10-30-78
15
5584
JAMES L. MURPHY, JR. & CO.
370 NORTH NATCHEZ COURT
NASHVILLE, TENN. 37211
B-70
RECORDER'S MEMO:
Document Unsatisfactory When Received.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5402 PAGE 424

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS	
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.	
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.	
TD - TRUST & DEED		PF - PROBATE FEES	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50[illegible].75- CANT.
130.00 CSTAX
.50 PRFEE
12.00 WDEED
CASH 142.50-
706:A03/07/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7-2 I. 3.

IDENTIF. REFERENCE T

MAR 7 11 50 AM '79

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

No. 668731