Prepared By:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5833 PAGE 586

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bellevue Exchange Club Foundation (NAME:)	same (NAME:)	156
237 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#95
Nashville, TN 37221 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------
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DOLLARS
and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

REESE L. SMITH, JR. and wife, MARCELLA V. SMITH

have bargained and sold, and by these presents do transfer and convey unto the said BELLEVUE EXCHANGE CLUB FOUNDATION their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being property commonly known as Babe Ruth Park, and described according to a survey by Barge-Waggoner, Sumner & Cannon, dated December 19, 1975, being Job No. 5457, as follows:

Beginning at a point in the common boundaries of Lots Nos. 38 and 39, Harpeth Valley Park, Section I, of record in Plat Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee; thence S81°24'E 655 feet to an iron pin; thence S 14°39'W 671.3 feet to an iron pin; thence S 85°55'W 591.0 feet to an existing concrete monument; thence N 5°15'E 170 feet to a concrete monument; thence N20°15'E 308 feet to a concrete monument; thence N4°47'W 306.3 feet to an existing concrete monument; thence N 29°58'E 30 feet to the point of beginning, and containing ten acres, more or less.

Being the same property conveyed to Reese L. Smith, Jr. by deed from H & S Development Co., Inc. of record in Book 5537, page 984, said Register's Office.

This conveyance is subject to the following restrictive covenants and conditions which shall run with the land and shall be binding upon grantee, its representatives and assigns until December 31,2012.

1. The property shall be used as a park for baseball playing purposes, including, but not limited to, Little League

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $125.00
Affiant
Subscribed and sworn to before me, this the 12 day of December, 1981
Notary Public
My commission expires 7-19-83
(Affix Seal)
NOTARY PUBLIC STATE OF TENNESSEE LARGE

and Babe Ruth League, and any and all levels of baseball play. It shall also be used for such other recreational purposes as grantee shall, in its discretion, determine.

2. Proceeds derived from concession sales, billboards and admissions shall be used in the maintenance and adminstration of the park facilities. Both playing fields shall be equally maintained.

3. For a period of five (5) years from the execution of this deed, the Babe Ruth Association shall share in the administration of the total facilities of the Park. Bill Griggs and Jere Harris shall represent the Babe Ruth Association in such administration.

4. The Park shall be named the Reese Smith Ball Park.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BELLEVUE EXCHANGE CLUB FOUNDATION *their heirs and assigns, forever.*

And We *do covenant with the said* BELLEVUE EXCHANGE CLUB FOUNDATION *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,* except for plan of record in Book 3600, pages 93 & 94; easement of record in Book 2271, page 192; right-of-way of record in Bk.69,p.445; easement to Harpeth Valley Utilities District for sewer line and pumping station; Access easement from McPherson Drive to TVA easement; Easement for flow of Harpeth River. Title to that portion of the premises embraced within the bounds of any road, street or highway, and as set out above.

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* BELLEVUE EXCHANGE CLUB FOUNDATION their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* ..... *day of* ....., *19*....., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reese L. Smith, Jr.

Marcella V. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reese L. Smith, Jr. and wife, Marcella V. Smith

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

Witness my hand and official seal at Nashville, Tennessee, this day of Dec. 22, 1981.

Mary Ann Johnson
Notary Public

Commission Expires 1-18-82

NOTARY PUBLIC JOHNSTON COUNTY, TENN. DAVIDSON

STATE OF
COUNTY OF

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.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

.....
Notary Public

Commission Expires .....

[redacted] [redacted]

4405 12/23 307.50- CHECK

WARRANTY DEED

FROM

Reese L. Smith, Jr. et ux

TO

Bellevue Exchange Club Foundation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

RUSSELL
DEC 23 10 09 AM '81
FILED FOR REGISTER
DAVIDSON COUNTY, TENN.
TAX REFERENCE
6 7 3 0 6 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5833 PAGE 590

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125000.00-	CO
			325.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	337.50-
4405A	12/23/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 3 0 6 1

IDENTIFICATION REFERENCE

DEC 23 10 09 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 859265