MAP-95
PARCELS - 39, 40, 41, 44, 45

This instrument prepared by:
Charles E. Pool, Regional Counsel
Southern Regional Office
United States Postal Service
Memphis, Tennessee 38166

BOOK 5944 PAGE 701

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made and entered into this 30th day of September, 1982, by THOMAS P. KANADAY, JR., Trustee, Party of the First Part, and the UNITED STATES POSTAL SERVICE, Party of the Second Part.

WITNESS that for and in consideration of the sum of EIGHT HUNDRED SEVENTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($876,750.00) DOLLARS, paid as follows: EIGHT THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 50/100 ($8,767.50) DOLLARS paid June 1, 1982, EIGHT THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 50/100 ($8,767.50) DOLLARS paid July 1, 1982, EIGHT THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 50/100 ($8,767.50) DOLLARS paid August 1, 1982, EIGHT THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 50/100 ($8,767.50) DOLLARS paid September 1, 1982, and EIGHT HUNDRED FORTY-ONE THOUSAND SIX HUNDRED EIGHTY AND NO/100 ($841,680.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, the Party of the Firt Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said UNITED STATES POSTAL SERVICE the following described real estate, situate and being in Davidson County, Tennessee, and more particularly described as follows:

> Beginning at a concrete monument located in the northern margin of Royal Parkway, said monument also being the southwest corner of the Thomas Nelson Plat of Record in Book 5050, Page 11, Davidson County, Tennessee Register's Office; thence with the northern margin of Royal Parkway with the chord of a curve having a radius of 1094.18 feet and a length of 122.11 feet, North 54° 35' 46" West 122.05 feet to a concrete monument; thence North 51° 24' West 492.19 feet to a concrete monument; thence continuing with said margin North 54° 58' 35" West 23.06 feet to a concrete monument; thence South 1° 43' West 11.01 feet to a concrete monument; thence North 51° 24' West 143.04 feet to a concrete monument, the beginning of a curve; thence with the chord of said curve having a radius of 920.64 feet and a length of 288.16 feet, North 42° 24' 25" West 286.98 feet to a concrete monument; thence North 33° 28' West 249.21 feet to a concrete monument; thence with the chord of a curve to the left having a radius of 421.77 feet and a length of 35.53 feet, North 35° 52' 58" West 35.52 feet to a concrete monument; thence leaving said right-of-way North 51° 57' 54" East 115.28 feet to a concrete monument; thence North 2° 17' 02" East 125.30 feet to a concrete monument; thence North 1° 58' 46" East, 428.79 feet to a concrete monument in the southern

2059 10/01 2.35- CHECK

right-of-way margin of Elm Hill Pike as widened; thence along the chord of a curve having a radius of 2,904.78 feet and a length of 261.12 feet, North 89° 54' 44" East 261.02 feet to a concrete monument; thence South 0° 49' 11" West 434.82 feet to an iron pin; thence South 88° 45' 25" East 124 feet to a concrete monument; thence North 1° 32' 22" East 445.96 feet to a concrete monument; thence North 85° 57' 05" East 267.51 feet to a concrete monument; thence South 86° 07' 55" East 228.09 feet to a concrete monument; thence with the chord of a curve to the right having a radius of 914.93 feet and a length of 56.26 feet, South 79° 38' 13" East 56.26 feet to a concrete monument, Michael Taylor's northwest corner; thence South 0° 23' 22" East 458.91 feet to a concrete monument; thence South 4° 36' West, 1,089.68 feet to the POINT OF BEGINNING, containing 1,092,020 square feet and 25.07 acres more or less, and being the same property conveyed to the said Thomas P. Kanaday, Jr., Trustee, by deeds of record from William D. Castleman, Trustee, in Book 5640, page 663 and Miller G. Kimbrough, Jr., Trustee, in Book 5633, page 520 in said Register's Office.

TOGETHER with all right, title and interest of the Party of the First Part in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land, and together with all the improvements thereon and the appurtenances thereunto belonging, subject to building line set-backs and easements of record in Book 3500, page 133, said Register's Office, subject to an easement for joint driveway of record in Book 3912, page 909, said Register's Office and subject to the extension of a 20-foot public utility, sewer, water, drainage and access easement which is reserved by the Party of the First Part, his successors, and assigns for the benefit of all who now have or hereafter acquire any interest in all or any portion of the property retained by Thomas P. Kanaday, Jr., Trustee, which had been conveyed to him by deeds of record in Book 5640, page 663, and Book 5633, page 520, Register's Office for Davidson County, Tennessee which easement is described as follows:

Beginning at a concrete monument located in the southwest corner of the above described tract in the northern right-of-way margin of Royal Parkway; thence leaving said right-of-way North 51° 57' 54" East 115.28 feet to a concrete monument; thence North 2° 17' 02" East 125.30 feet to a concrete monument; thence South 88° 45' 25" East 20 feet to a point; thence South 2° 17' 02" West 134.93 feet to a point; thence South 51° 57' 54" West, 124.54 feet to a point in the northern right-of-way margin of Royal Parkway; thence with the said right-of-way northwesterly 20 feet to the POINT OF BEGINNING,

and said Party of the First Part warrants the title against all persons whomsoever.

Thomas P. Kanaday Jr.
THOMAS P. KANADAY, JR., Trustee Trustee

## ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 1982, before me personally appeared THOMAS P. KANADAY, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Robert N. Buchanan
Notary Public

My Commission Expires:

1-22-86

H I T 0 2 9

IDENTIF. REFERENCE

OCT 1 2 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN