H 3 1 8 0 5

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 6009 PG: 856

IDENTIF. REFERENCE

FEB 18 1 17 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and entered into by and between NASHVILLE CHILDREN'S MUSEUM ASSOCIATION, a Tennessee non-profit corporation (herein referred to as the "Museum"), and ELISE CROFT (herein referred to as the "Grantor");

W I T N E S S E T H:

WHEREAS, the Museum, Grantor and Margaret Croft entered into a deed of record in Book 3765, Page 248, of the Register's Office for Davidson County, Tennessee (herein referred to as the "Original Deed"), wherein two (2) tracts of real estate described in the Original Deed as "Tract No. 1" and "Tract No. 2" were conveyed to the Museum;

WHEREAS, the Original Deed was corrected and amended by a deed of correction between the Museum, Grantor and Margaret Croft, and recorded in Book 3769, Page 381, Register's Office for Davidson County, Tennessee (herein referred to as the "Deed of Correction");

WHEREAS, the Deed of Correction added certain real estate described therein to Tract No. 1 of the Original Deed;

WHEREAS, the Original Deed was further modified and amended by a deed between the Museum, Grantor and Margaret Croft, recorded in Book 4663, Page 364, Register's Office for Davidson County, Tennessee (herein referred to as the "Deed");

WHEREAS, in the Original Deed the Grantor and Margaret Croft retained a life estate for each of them in all of the real estate conveyed by the Original Deed;

WHEREAS, in the Original Deed the Grantor and Margaret Croft further retained a reversionary right with regard to Tract No. 2, as described in the Original Deed;

WHEREAS, in the Original Deed use restrictions were placed upon Tract No. 1, as described in the Original Deed;

WHEREAS, the Deed limited the aforesaid reversionary rights of Grantor and Margaret Croft to only a portion of Tract No. 2, as described in the Original Deed;

WHEREAS, Margaret Croft is now deceased and the Grantor retains all reversionary rights in said Tract No. 2, of the Original Deed, as modified by the Deed, and further, retains a life estate in both Tract No. 1 and Tract No. 2, as described in the Original Deed;

WHEREAS, the Museum and the Grantor desire to amend, modify and correct the legal descriptions of Tract No. 1 and Tract No. 2, as set forth in the Original Deed and as corrected by the Deed of Correction, and Grantor has agreed to release and waive all right, title and interest the Grantor may have in and to any life estate and right of use and possession which the Grantor may have with regard to Tract No. 2, as hereinafter described, and Grantor has further agreed to release and waive all reversionary rights of the Grantor with regard to Tract No. 2, as modified by the Deed;

NOW, THEREFORE, for and in consideration of the premises, and other good and valuable consideration exchanged between the parties hereto, the consideration stated in the Original Deed, and for the purpose of amending, correcting and modifying the legal descriptions of Tract No. 1 and Tract No. 2 of the Original Deed, and further, for the

purpose of forever releasing, discharging and waiving the life estate and reversionary interest of the Grantor with regard to Tract No. 2 of the Original Deed and as modified by the Deed, the parties hereto agree as follows:

The said Elise Croft, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey to Nashville Children's Museum Association, the Grantee, its successors and assigns, the following described tracts of land in Davidson County, Tennessee, the said Tract No. 1, as hereinafter described, being substituted in its entirety for Tract No. 1 of the Original Deed, and the said Tract No. 2, as hereinafter described, being substituted in its entirety for Tract No. 2 of the Original Deed. The tracts are as follows, to-wit:

TRACT NO. 1:

Being a tract of land in the Second Civil District, Davidson County, Tennessee, located on the northerly side of Elysian Fields Road, the westerly side of Nolensville Road, and the southerly side of the L & N Railroad, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way of the Louisville and Nashville Railroad (100.00 feet from the centerline) and the westerly margin of Nolensville Road; thence, with said margin of Nolensville Road with a spiral curve with the chord of south 45 degrees 29 minutes east, 107.44 feet; thence, south 42 degrees 45 minutes east, 3.27 feet; thence, continuing with said margin with a curve to the right, 167.40 feet, said curve having a radius of 6,852.00 feet, a central angle of 01 degrees 24 minutes, a tangent distance of 83.72 feet, and a chord of south 43 degrees 27 minutes east, 167.42 feet; thence, south 44 degrees 09 minutes east, 913.00 feet; thence, with an offset in said margin, south 45 degrees 51 minutes west, 6.00 feet; thence, south 44 degrees 09 minutes east, 73.00 feet to the northwest corner to Kenneth B. Everly, of record in Book 5055, Page 1, Register's Office for Davidson County, Tennessee; thence, leaving said margin with Everly's northwesterly line and a fence and tree row, south 45 degrees 53 minutes west, 1,129.20 feet to the northerly line of Elysian Park Subdivision, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee; thence, with said subdivision, north 86 degrees 14 minutes west, 357.20 feet to a fence corner; thence, continuing with said subdivision and passing the terminus of Lynn Drive and along the west line to Phillip S. Bacigalupo, or record in Book 2882, Page 545, Register's Office for Davidson County, Tennessee, south 03 degrees 49 minutes west, 637.01 feet to the northerly margin of Elysian Fields Road; thence, with said margin with a curve to the left, 38.71 feet, said curve having a radius of 714.97 feet, a central angle of 03 degrees 06 minutes 08 seconds, a tangent distance of 19.36 feet and a chord of north 72 degrees 50 minutes west, 38.71 feet; thence, north 71 degrees 17 minutes west, 7.15 feet; thence, continuing with said margin with a curve to the left, 334.88 feet, said curve having a radius of 812.13 feet, a central angle of 23 degrees 37 minutes 33 seconds, a tangent distance of 169.85 feet and a chord of north 83 degrees 06 minutes west, 332.51 feet; thence, with a curve to the left, 105.69 feet, said curve having a radius of 3,662.60 feet, a central angle of 01 degrees 39 minutes 12 seconds, a tangent distance of 52.85 feet and a chord of south 84 degrees 16 minutes west, 105.68 feet; thence, continuing with said margin, south 83 degrees 26 minutes west, 372.00 feet; thence, with a curve to the right, 352.50 feet, said curve having a radius of 2,913.00 feet, a central angle of 06 degrees 56 minutes, a tangent distance of 176.47 feet and a chord of south 86 degrees 54 minutes west, 352.29 feet; thence, north 89 degrees 38 minutes west, 2,118.30 feet to the southeast corner of a 95.00 acre tract; thence, leaving said margin and with the easterly line to said 95.00 acre tract, north 00 degrees 09 minutes west, 1,211.97 feet; thence, generally parallel to a nearby fence, north 87 degrees 06 minutes east, 375.55 feet; thence, continuing with said easterly line, north 00 degrees 09 minutes east, 902.83 feet; thence, north 87 degrees 15 minutes east, 566.86 feet; thence, north 00 degrees 09 minutes east, 395.95 feet to the southerly right-of-way of the Louisville and Nashville Railroad, the northeast corner of the 95.00 acre tract; thence, with said right-of-way with a curve to the right, 168.43 feet, said curve having a radius of 2,814.93 feet, a central angle of 03 degrees 25 minutes 41 seconds, and a tangent distance of 84.23 feet; thence, south 83 degrees 52 minutes east, 272.56 feet; thence, continuing with said right-of-way and a fence and tree row, south 02 degrees 17 minutes west, 306.96 feet; thence, north 86 degrees 26 minutes east, 1,540.95 feet to a point being 98.00 feet from the centerline; thence, north 08 degrees 49 minutes east, 23.09 feet to a point being 75.00 feet from the centerline; thence, continuing with said right-of-way, 75.00 feet distant from and parallel to the centerline with a curve to the left, 282.87 feet, said curve having a radius of 2,939.93 feet, a central angle of 05 degrees 30 minutes 46 seconds, a tangent distance of 141.54 feet and a chord of south 88 degrees 48 minutes 07 seconds east, 282.76 feet; thence, south 01 degrees 34 minutes east, 50.00 feet to a point being 125.00 feet from the centerline; thence, north 87 degrees

40 minutes east, 400.00 feet; thence, north 02 degrees 20 minutes west, 25.00 feet to a point being 100.00 feet from the centerline; thence, continuing with said right-of-way with a line 100.00 feet distant from and parallel to the centerline, north 87 degrees 40 minutes east, 53.00 feet to the point of beginning, containing 195.03 acres, more or less.

TRACT NO. 2:

Being a tract of land in the Second Civil District, Davidson County, Tennessee, located on the northerly side of Elysian Fields Road, the easterly side of Trousdale Drive, and the southerly side of the L & N Railroad, and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right-of-way of Elysian Fields Road and the easterly right-of-way of Trousdale Drive, said point being an existing rail monument corner; thence, with the easterly right-of-way of Trousdale Drive and generally following a fence line, north 39 degrees 28 minutes east, 853.77 feet to a rail monument corner; thence, with said right-of-way and fence line, north 39 degrees 27 minutes east, 942.26 feet to a rail monument corner; thence with a curve to the left with said right-of-way and fence line, having a central angle of 16 degrees 02 minutes 38 seconds, a radius of 2,298.85 feet and a length of 643.72 feet to a rail monument corner; thence with a curve to the right along the southerly right-of-way of the L & N Railroad and generally along a fence line, having a central angle of 40 degrees 49 minutes 36 seconds, a radius of 2,814.93 feet and a length of 2,005.80 feet to a point; thence, with Croft's line, south 00 degrees 09 minutes west, 395.95 feet to a point; thence, with Croft's line, south 87 degrees 15 minutes west, 566.86 feet to a point; thence, with Croft's line, south 00 degrees 09 minutes west, 902.83 feet to a point; thence, with Croft's line and generally parallel to a nearby fence, south 87 degrees 06 minutes west, 375.55 feet to a point north of said fence row; thence, with Croft's line, south 00 degrees 09 minutes east, 1,211.97 feet to a point on the northerly right-of-way of Elysian Fields Road; thence, with the northerly right-of-way of Elysian Fields Road and generally following a fence line, north 89 degrees 38 minutes west, 520.00 feet to a point; thence, with the northerly right-of-way of Elysian Fields Road and generally following a fence line, north 89 degrees 51 minutes west, 1,563.92 feet to a point; thence, with the northerly right-of-way of Elysian Fields Road and generally following a fence line, north 86 degrees 33 minutes west, 315.70 feet to the point of beginning, containing 95.00 acres, more or less.

The real estate herein conveyed is conveyed for the purpose of correcting the Original Deed and modifying and clarifying the reservations and restrictions of the Original Deed. Paragraphs 1, 2, 3 and 4 of the Original Deed and found at Page 254 of Book 3765, Register's Office for Davidson County, Tennessee, are deleted in their entirety and the following substituted therefor:

Tract No. 1 described herein is conveyed with the reservation and understanding that Grantor shall retain full and complete use of said Tract No. 1 until the death of the Grantor.

Museum shall pay in full all real estate taxes assessed against Tract No. 1 from the tax year 1964 until the death of the Grantor. Said taxes are to be paid within two (2) years from the date they occur.

Failure of the Museum to carry out any of the agreements herein made during the life of the Grantor shall cause all the interest in Tract No. 1 herein conveyed to Museum to cease and determine, whereupon title to said real estate shall revert in fee simple to Grantor.

After the death of the Grantor, Museum covenants and agrees to operate on Tract No. 1 only under the name "Grassmere Nature Study Center", an educational program in nature study, and shall use said real estate for such other purposes as in the judgment of the Board of Trustees of the Museum are reasonably related to such operation. This restriction shall not apply to Tract No. 2.

Grantor agrees Grantor shall have no reversionary rights in Tract No. 2 above described, and further, waives any rights to have said Tract No. 2 reconveyed to Grantor.

Paragraph 5 of the Original Deed and found at Page 254 of Book 3765, Register's Office for Davidson County, Tennessee, is deleted in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nashville Children's Museum Association, the Grantee, its

successors and assigns forever. The Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes.

The Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to the said Nashville Children's Museum Association, its successors and assigns, against the lawful claims of all persons whomsoever.

Nashville Children's Museum Association joins herein for the purpose of committing itself to full compliance with all conditions herein set out and for the purpose of agreeing to the modifications and corrections made herein.

WITNESS our hands, this the 31 day of January, 1983.

NASHVILLE CHILDREN'S MUSEUM ASSOCIATION, a Tennessee non-profit corporation

By: Ellen W. Hudson

Its: President, Board of Trustees

/S/ ELISE CROFT Elise Croft
ELISE CROFT

By: Miriam H. Smith
Miriam H. Smith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Henriella Phillips, of the State and County aforesaid, personally appeared Ellen W. Hudson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Nashville Children's Museum Association, the within named bargainor, a Tennessee non-profit corporation, and that he as such Official, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of January, 1983.

Henriella Phillips
NOTARY PUBLIC

My commission expires: My Commission Expires Jan. 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ellen W. McCurdie, of the State and County aforesaid, personally appeared Miriam H. Smith, to me known to be Attorney-in-Fact for Elise Croft, the within named bargainor, and to be the person who executed the foregoing instrument in behalf of Elise Croft, and who acknowledged that she executed the same as the free act and deed of the said Elise Croft.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st ~~30th~~ Enic day of January, 1983.

Ellen W. McCurdie
NOTARY PUBLIC

My commission expires: April 25, 1985