B0421

This instrument was prepared by:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 6030 PAGE 624

Send tax statements to:
The City of Goodlettsville
City Hall, 117 Memorial Drive
Goodlettsville, Tennessee 37072

Address new owners as follows:
Same

Map No. 18
Part of Parcel No. 50

WARRANTY DEED

For and in consideration of the sum of Eighty Five Thousand Dollars ($85,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Oscar Mayer Foods Corporation, has this day bargained and sold, and does hereby transfer and convey, unto The City of Goodlettsville, Tennessee, its successors and assigns forever a certain tract or parcel of land lying and being situated in Davidson County, Tennessee, being specifically described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, formerly the Tenth Civil District of Davidson County, Tennessee, lying within the City of Goodlettsville and being Lot No. 17 and parts of Lots 26 and 31 shown on the Subdivision of R.A. Cartwright's Heirs as of record in Book 421, pages 144 and 145, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the center line of Connell Street and the center line of the main track of the L. & N. Railroad and being the southwesterly corner of Lot No. 17 on the above noted plan; thence with the center line of the main track of the L. & N. Railroad with a curve to the left, (radius 10,782.0') northwesterly a distance of 329.38 feet to a railroad spike set in the center of pipe under the railroad and having a chord bearing a distance of N 15 degrees 29'59" W 329.365 feet; thence with the meander of a drain and severing the property of which this is a part, N 71 degrees 07' E 71.7 feet to a point; thence N 33 degrees 29' E 19.2 feet to a point; thence N 57 degrees 24' E 67.0 feet to a point; thence N 56 degrees 27' E 103.0 feet to a point; thence N 31 degrees 41' E 41.7 feet to a point; thence N 30 degrees 43' E 39.7 feet to a point; thence N 75 degrees 29' E 65.6 feet to a point; thence N 57 degrees 12' E 61.0 feet to a point; thence N 72 degrees 43' E 163.20 feet to a point; thence N 69 degrees 20' E 32.2 feet to a point in the center line of a proposed 50-foot right-of-way; thence N 77 degrees 35' E, passing the center line of dedicated 25-foot right-of-way at approximately 2.54 feet, a total of 188.4 feet to a point in the westerly right-of-way of Interstate-65; thence with the westerly right-of-way line of Interstate-65, S 21 degrees, 23' 50" E passing a witness iron pin at 20 feet, a total of 127.00 feet to an existing concrete subdivision monument in the northerly line of Lot No. 24, R.A. Cartwright Hein's Subdivision; thence with the common line between Lots 26 and 31 and Lots 24 thru 19 said subdivision S 61 degrees 43' 20" W, passing the center of road at 198.86 feet a total of 616.23 feet to an existing iron pipe, northwesterly corner of Lot 19; thence with the north line of Lot 18, S 78 degrees 38' 50" W 92.09 feet to an

existing iron pipe, common north corner of Lots 17 and 18; thence with the common line between Lots 17 and 18, S 17 degrees 49' 25" E, passing an existing iron pipe at 200.90 feet a total of 220.82 feet to the center line of Connell Street; thence with the center line of Connell Street, S 77 degrees 43' 45" W 143.85 feet to the point of beginning and containing 174,848 square feet or 4.014 acres.

Being a part of the same property conveyed to Oscar Mayer Foods Corporation by deed from Oscar Mayer & Co., Inc. of record in Book 6027, page 931, Register's Office of Davidson County, Tennessee.

This is unimproved property being part of the property known as 400 Cartwright Street, Goodlettsville, Tennessee 37072.

To have and to hold the said lands, with the improvements and appurtenances thereunto belonging to the said The City of Goodlettsville, its successors and assigns, forever.

And Oscar Mayer Foods Corporation covenants with the said The City of Goodlettsville that it is lawfully seized and possessed of said land, and in fee simple, has a good right to convey it and that it is unencumbered except as follows:

1. Property taxes for the year 1983 which shall be prorated as of the date of closing in accordance with Tennessee Code Annotated Sections 67-403 and 67-404.

2. The plan of record in Book 421, pages 144 and 145, Register's Office for said County.

3. Title to that portion of the premises embraced within the bounds of the dedicated rights-of-way of Cartwright Street and Connell Street.

4. Title to that portion of the land within the chartered right-of-way of the L. & N. Railroad.

5. A portion of the easterly boundary of the property conveyed herein adjoins a controlled access highway, and there is not a right of ingress and egress thereto.

6. All fences are old irregular fences and are not exactly on property lines.

7. Water main easement conveyed to the Madison Suburban Utility District of record in Book 4419, page 472, Register's Office of said county.

8. Agreements for Dedication of Easement for Sanitary Sewers granted to The City of Goodlettsville, Tennessee by instrument of record in Book 4362, page 914, Register's Office of said County.

9. The survey of Ragan, Smith, Murphy & Associates, Inc. dated October 28, 1982, shows an existing sanitary sewer, but recites that no recorded easement was found.

10. The survey of Ragan Smith, Murphy & Associates, Inc. dated October 28, 1982, shows a drain along the northerly boundary of the subject property.

And Oscar Mayer Foods Corporation further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to The City of Goodlettsville, Tennessee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Oscar Mayer Foods Corporation has caused this instrument to be executed by its duly authorized representative this 30th day of March, 1983.

Oscar Mayer Foods Corporation

By: Chris P. Lenberg V P & Plant Mgr.
(Title)

STATE OF Tennessee
COUNTY OF Davidson

Before me, Amelia W. Frazer, a Notary Public of the State and County aforesaid, personally appeared Chris P. Lenberg, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Oscar Mayer Foods Corporation, the within named Bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and seal at office in Nashville, Tennessee this 30th day of March, 1983.

Amelia W. Frazer
Notary Public

My commission expires: 10/20/85

AMELIA W. FRAZER NOTARY PUBLIC AT LARGE STATE OF TN

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T.
IDENTIF. REFERENCE

APR 1 10 11 AM '83

FRANK [illegible] II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $85,000.00.

The City of Goodlettsville, Tennessee

By: Sam D Hodges III as attorney
(Title)
SAM D. HODGES, III, City Attorney

Sworn to and subscribed before me this
the 31st day of March, 1983.

Notary Public

My commission expires: 10-19-86