To be completed

This instrument prepared by
William C. Basney, Attorney at Law
500 Water Street
Jacksonville, Florida

William C Basney

BOOK 6258 PAGE 24

Address New Owner as Follows:

James J. Williams
(Name)

1304 McGavock Pk.
(Address)

Nashville, Tn. 37216
(City) (State) (Zip Code)

Send Tax Bills To:

Same
(Name)

Same
(Address)

Same
(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Ten Thousand Dollars ($10,000.00), cash in hand paid by JAMES J. WILLIAMS, hereinafter sometimes called Grantee, the receipt of which is hereby acknowledged, SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter sometimes called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the Grantee, his heirs and assigns, subject to the conditions hereinafter stated, two tracts or parcels of land in Nashville, Davidson County, Tennessee, being more particularly described as follows:

TRACT #1

Beginning at an existing iron pipe in the south right of way of McGavock Pike in the property line between Seaboard and Williams; thence S 12° 02' 46" E, along said property line between Seaboard and Williams a distance of two hundred twenty-nine and twelve hundredths (229.12) feet to a point; in the north line of an unimproved 15' alley; thence N 82° 50' 19" W along the north line of said unimproved alley a distance of ninety-three and fifty-two hundredths (93.52) feet to a point fifty (50) feet measured eastwardly along a radial line from a point in the centerline of the main track of the Lewisburg Subdivision of the Nashville Division of the Seaboard System Railroad, Inc., thence northwardly along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track along a

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curve to the left a distance of two hundred five (205) feet, more or less, to a point opposite Valuation Station 46+55, said point being in the south line of McGavock Pike; thence S 82° 50' 19" E along the south line of said McGavock Pike a distance of one hundred sixteen and ninety-six hundredths (116.96) feet to the point of beginning, containing 20,784 square feet.

TRACT #2 BOOK 625 PAGE 25

To find the point of beginning, commence at a point in the south line of McGavock Pike, in the northwest corner of Track #1 hereinabove described, said point also being fifty (50) feet measured eastwardly along a radial line from a point in the centerline of said main track at Valuation Station 46+55; thence southwardly along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of two hundred twenty (220) feet, more or less, to a point in the south line of an unimproved 15' alley, the point of beginning of the hereinafter described tract; thence S 82° 50' 19" E along the south line of said unimproved 15' alley a distance of seventy-seven and sixteen hundredths (77.16) feet to a point; thence S 12° 02' 46" W continuing along the unimproved 15' alley a distance of one hundred eighty-nine and twenty-eight hundredths feet to a point, said point being in the north line of Keller Avenue if extended westwardly; thence N 83° 38' 55" W along the north line of said Keller Avenue if extended westwardly, a distance of sixty-six and twenty hundredths (66.20) feet to a point fifty (50) feet measured eastwardly along a radial line from a point in the centerline of said main track; thence northwardly along a curve to the left along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of three hundred two (302) feet, more or less, to the point of beginning, containing 13,385 square feet.

Tract #1 and 2 above are a part of the same property conveyed to the Louisville and Nashville Railroad Company by Houston-McCord Realty Company by deed dated December 28, 1922, recorded in Deed Book 615, page 48 and acquired by the Seaboard Coast Line Railroad Company through merger

between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to the Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 498, all in the Register's office, Davidson County, Tennessee.

The Grantee agrees to assume and be bound by all obligations assumed by the Grantor in deeds or contracts of record affecting the above described premises, and to recognize all easements to which the above described premises are servient, whether such easements be apparent, or created by instruments of record or otherwise.

The Grantor shall pay all taxes on the hereinabove described property for the year 1983 and the Grantee agrees to assume all taxes for the year 1984 and thereafter.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all the appurtenances thereunto belonging, to the Grantee, it successors 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 13th day of March, 1984.

SEABOARD SYSTEM RAILROAD, INC.

APPROVED AS TO FORM

ATTEST: _____

Corporate Secretary

By _____

Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Seaboard System Railroad, Inc.,

the within named bargainor, a Virginia corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as J. T. Rice.

My commission expires Feb 1, 1987 BOOK 6258 PAGE 27

Witness my hand and seal, at office in Jacksonville, Duval County, Florida, this 13th day of March, 1984.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1984.

Deputy Register

I 1 1 6 1 2

IDENTIF. REFERENCE

MAR 27 2 39 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

T & McGAVOCK PIKE

S 83°-38'-55" E
85.85' F.M.
(86.0' PLAT)

S 82°-50'-19" E
116.96'

46+55

EXISTING IRON PIPE

AREA=20,784sq.ft.±

AREA=
21,891sq.ft.±

228.00'

S 06°-57'-19" W

200.00'

S 12°-02'-46" W

N 12°-02'-46" E
(229.0' PLAT)
229.12' F.M.

N 82°-50'-19" W
93.52'

(106.3' PLAT)
N 83°-38'-55" W
106.19' F.M.

77.16'
S 82°-50'-19" E

189.28'

S 12°-02'-46" W

(UNIMPROVED)

N 12°-02'-46" E
(189.0' PLAT)
188.21' F.M.

N 83°-38'-55" W
66.20'

(185.0' TOTAL)

(FORMERLY BRIGHTON AVE.)

BRONTE AVE.

KELLER AVE.

(50' R/W)

33.04'

50' 45' 50' 55'

200.00'

15.05'

101.34'

33'

C-3

C-2

C-1

25 26 27 28 29 30 31 32 33 34 1

BOOK 6258 PAGE 28

COMPANY'S SUB. OF MAXEY AVE. & GALLATIN ROAD
BOOK 332, PAGE 044, R.O.D.C.

RESUB. OF LOT 7
BK 5190, PG. 676, R.O.D.C.

RESUB. OF LOT 13
BK 5190, PG 679, R.O.D.C.

ORIGINAL LOT DIMENSIONS

FENCE

NO. 1119

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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

RECEIVED OF _____

FOR _____

BOOK 6258 PAGE 29

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

10000.00- CAMT.
26.00 CTAX
.50 PRFEL
15.00 WDEED
CASH 41.50-
3722403/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1 1 6 1 2

T IDENTIF. REFERENCE

MAR 27 2 39 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23627