Map 93-14-321+325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 15500
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1st DAY OF May 1984.
Deputy Register

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

Address New Owner as Follows:

HERMAN & HAZEL LANGHANS
(Name)

BERRY CHAPEL RD
(Address)

FRANKLIN T 37064
(City) (State) (Zip Code)

Send Tax Bills To:

H.A. LANGHANS
(Name)

636 7TH AVE SO
(Address)

NASH T 37023
(City) (State) (Zip Code)

BOOK 6281 PAGE 964

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Five Hundred Dollars ($15,500.00), cash in hand paid by HERMAN LANGHANS and HAZEL LANGHANS, 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, their heirs and assigns, subject to the conditions hereinafter stated, two tracts or parcels of land located in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Tract 1

Beginning at an iron post in the west line of Seventh Avenue South, said iron post being fifty (50) feet northeastwardly from and at right angles to the centerline of the main track of the Chattanooga Subdivision of this Nashville Division of the Seaboard System Railroad; thence N 01° 16' W along the west line of said Seventh Avenue South a distance of sixty-eight and twenty-one hundredths (68.21) feet to a railroad spike in the south line of a ten foot alley; thence S 88° 44' W along the south line of said alley a distance of seventy-four and thirty-two hundreths (74.32) feet to an iron post, said post being fifty (50) feet northeastwardly from and at right angles to the centerline of said main track; thence S 48° 43' 17" E along a line fifty (50) feet northeastwardly from and parallel to the centerline of said main track a distance of one hundred and

eighty-seven hundredths (100.87) feet to the point of beginning, containing 2,534.7 square feet, and being all or a part of the same property conveyed to the Louisville and Nashville Railroad Company by the Tennessee Property Company by deed dated August 8, 1960 as recorded in Deed Book 3179, page 219, and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway on August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201 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.

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Tract 2

Beginning at a railroad spike in the south line of Fogg Street, said spike being fifty (50) feet northeastwardly from and at right angles to the centerline of said main track; thence S 48° 43' 17" E along a line fifty (50) feet northeastwardly from and parallel to the centerline of said main track a distance of one hundred seventy-eight and twenty-nine hundredths (178.29) feet to an iron post, said post being the southwest property corner of Galbreath; thence N 1° 16' W along the west property line of Galbreath, one hundred twenty and fifty-six (120.56) feet to an iron post in the south line of said Fogg Street; thence S 88° 44' W along the south line of said Fogg Street a distance of one hundred thirty-one and thirty-five (131.35) feet to the point of beginning, containing 7,917.19 square feet, being all or a part of the same property conveyed to the Louisville and Nashville Company by the Tennessee Property Company by deed dated August 6, 1963, as recorded in Book 3612, page 487, 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 Grantor shall pay all taxes on the hereinabove described property for the year 1984 and the Grantee agrees to assume all taxes for the year 1985 and thereafter.

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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.

TO HAVE AND TO HOLD, the said tract or parcel of land with all the appurtenances thereunto belonging to the Grantee, their heirs and assigns, forever in fee simple with covenants of General Warranty.

IN WITNESS WHEREOF, the Seaboard System Railroad, Inc., has hereunto subscribed its name this 7th day of February, 1984.

SEABOARD SYSTEM RAILROAD, INC.

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 Vice President.

My commission expires NOTARY PUBLIC, STATE OF FLORIDA My commission expires JUNE 10, 1987 Bonded Thru Fetterson-Becht Agency.

Witness my hand and seal, at office in Jacksonville, Duval County, Florida, this 7th day of February, 1984.

Angelia C. Goodell
Notary Public

ANGELIA C. GOODELL NOTARY PUBLIC STATE OF FLORIDA

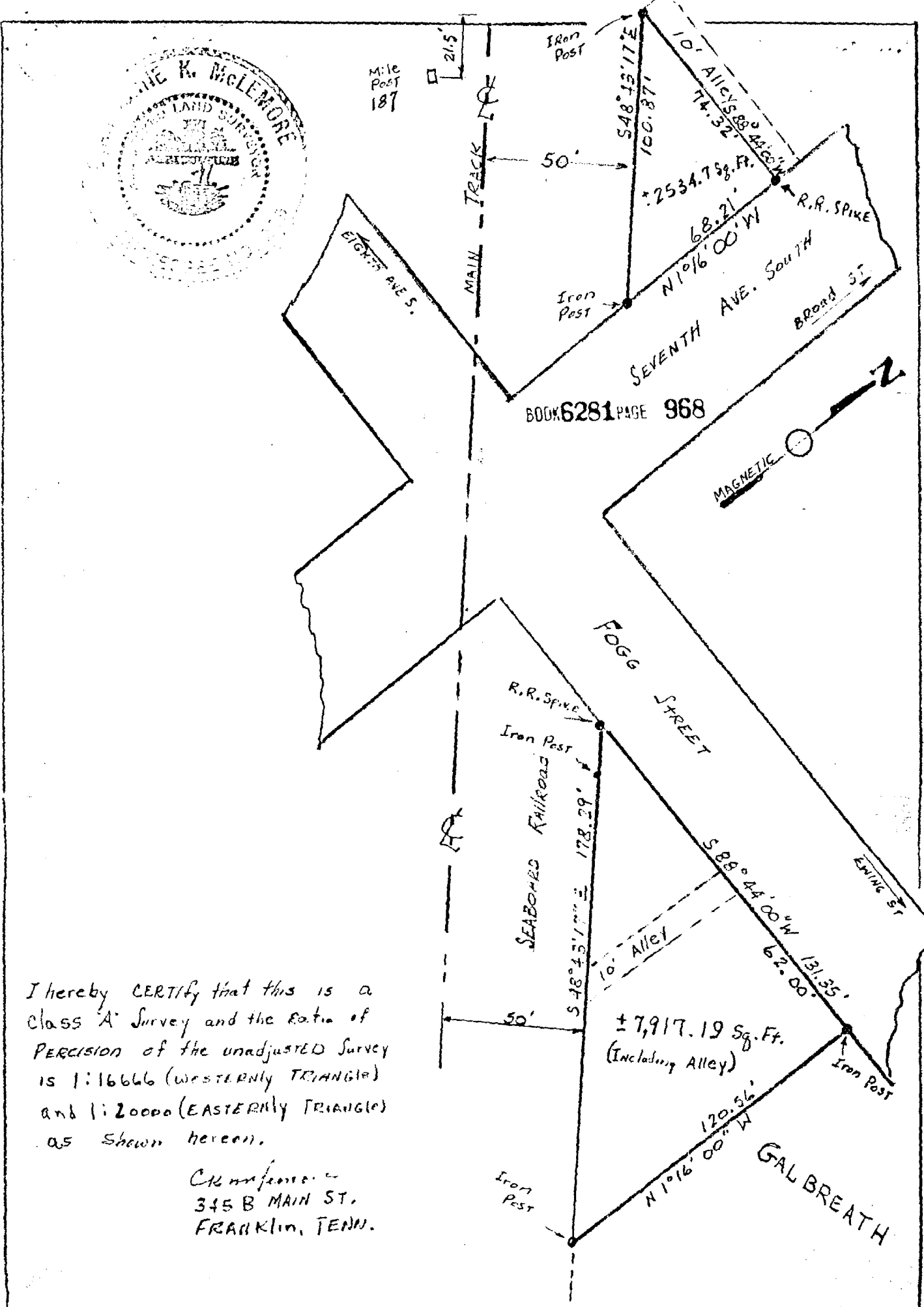
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11891 6

T IDENTIF. REFERENCE

MAY 1 10 22 AM '84

RECORDER'S MEMORANDUM



I hereby CERTIFY that this is a Class 'A' Survey and the ratio of PERCISION of the unadjusted Survey is 1:16666 (WESTERNLY TRIANGLE) and 1:20000 (EASTERNLY TRIANGLE) as Shown hereon.

Clemmons
345 B MAIN ST.
FRANKLIN, TENN.

BOUNDARY Survey of A PORTION of the SEABOARD SYSTEM RAILROAD PROPERTY
NASHVILLE, DAVIDSON County, TENN.
Scale 1" = 40'
By Clemmons

NOVEMBER 10, 1983

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

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 969

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
			15500.00- CAMT.	
			40.30 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	55.80-
			2672A05/01/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 8 9 1 6

IDENTIF. REFERENCE

MAY 1 10 32 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32303