Map 43
A portion of parcel 25

Address New Owner as Follows:

R. H. Pursell
(Name)

400 Court Square Building
(Address)

Nashville TN 37201
(City) (State) (Zip Code)

Send Tax Bills To:

Same
(Name)

Same
(Address)

Same
(City) (State) (Zip Code)

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THIS DEED, made this 16th day of September, 19 85, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; NEWELL T. PURSELL, JR., R. H. PURSELL, CARLYLE D. APPLE, LARRY D. CUMMINGS, AND HUBERT L. BAKER, hereinafter called "Grantees"; and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee, under the First and Refunding Mortgage dated August 1, 1921, made by the former Louisville and Nashville Railroad Company, to which the Seaboard System Railroad, Inc., is successor by merger, hereinafter called "Trustee".

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND DOLLARS ($450,000.00), to it in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold, by these presents does grant, bargain, sell and convey unto the Grantees a tract of land situate, lying and being in the Second Civil District, Nashville, Davidson County, Tennessee, located between Myatt Drive and the Cumberland River, south of Dry Creek, being a portion of the Seaboard Systems Railroad property of record in Book 3612, Page 487, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Myatt Drive, said iron pin being located South 11°40' West, one thousand two hundred seventy-nine (1,279.00) feet, along said margin from the southwest corner of James T. Conrad of record in Book 5323, Page 876, R.O.D.C.; thence leaving said margin North 78° 20' East, one thousand three hundred twenty (1,320.00) feet to a point in the low water of the Cumberland River; thence with said low water South 5° 10' East, six hundred eleven and forty-seven hundredths (611.47) feet to a point; thence leaving said low water South 70° 54' West, one thousand two hundred thirteen and twelve hundredths (1,213.12) feet to an iron pin in the easterly margin of Myatt Drive; thence with said easterly margin of Myatt Drive and a curve to the right having a radius of five thousand six hundred eighty-nine and fifty-eight hundredths (5,689.58) feet and a central angle of 7° 25' 52" for a distance of seven hunded thirty-seven and ninety-three hundredths (737.93) feet to an iron pin; thence continuing with said easterly margin of Myatt Drive, North 11° 40' East, twenty-eight and sixty-seven hundredths (28.67) feet to the point of beginning, containing 871,125 square feet, or 20.00 acres, more or less.

The above-described parcel is subject to a Corps of Engineers' flowage easement along the Cumberland River and any other encumbrances that a detailed title search may disclose. Being a part of the same property

This instrument was prepared by
William C. Basney
Attorney
500 Water Street, Jacksonville, Fla.

acquired by the Louisville and Nashville Railroad Company from the Tennessee Property Company by deed dated August 6, 1963, 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 Seaboard System Railroad, Inc. by virtue of name change effective December 29, 1982, recorded in Book 5992, Page 498, all in the Office of the Register of Davidson County, Tennessee.

Grantor reserves for itself, its successors and assigns, across the land described herein a 30-foot utility easement for sewer, gas, water and electricity, if necessary, along the east line of Myatt Drive in order to provide service to Grantor's remaining property on Myatt Drive.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD the said premises unto Grantees, their heirs and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record, or apparent from an inspection of the premises.

Except as to the matters referred to in the preceeding paragraphs, the Grantor hereby binds itself, its successors and assigns, that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend the title to said real estate unto Grantees against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

The recitals of fact made hereinabove are to be taken only as recitals made by Grantor and not by Trustee.

The property hereinabove conveyed is subject to the lien of the First and Refunding Mortgage made by the former Louisville and Nashville Railroad Company, dated as of August 1, 1921, as supplemented and modified, under which mortgage United States Trust Company of New York is Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Ten thereof.

IN WITNESS WHEREOF, the Grantor and Trustee have hereunto subscribed their names, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty D. Jones

Joyce F. Preslar

SEABOARD SYSTEM RAILROAD, INC.

By _____
Vice President

Attest: _____
Assistant Secretary

Signed, sealed and delivered in the presence of:

Paul Gould

Bernd Tacendola

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid

By _____
Vice President

Attest: _____
Assistant Secretary

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STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared H. L. Snyder and Diane J. Kidd with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary of Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by H. L. Snyder, as its Vice President, and attesting the same by Diane J. Kidd, as its Assistant Secretary.

Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 16th day of September, 19 85.

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA My commission expires Sept. 15, 1987 Bonded Thru Patterson-Recht Agency

Angelia C. Goodell
Notary Public

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before me, Hasen Snyder, a Notary Public of the State and County aforesaid, H. Vickers Evans and Robert C. Spiers with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the ~~Assistant~~ Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such ~~Assistant~~ Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by H. Vickers Evans, as its ~~Assistant~~ Vice President and attesting the same by

Robert C. Spiers III, as its Assistant Secretary, and affixing the corporate seal thereto.

Witness my hand and seal at office in New York, N.Y., this 17th day of September, 1985.

My commission expires _____.

MASON E. SNYDER NOTARY PUBLIC STATE OF NEW YORK

Mason E. Snyder BOOK 6663 PAGE 761

Notary Public
MASON E. SNYDER
Notary Public, State of New York
o. 48-22503
Qualified in New York County
Commission Expires March 30, 1986

(Notarial Seal)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $450,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R.L.J.
Affiant

Sworn to and subscribed, this 24th day of September, 1985.

Elizabeth A. Merkle
Notary Public

ELIZABETH A. MERKLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
My Commission Expires July 9, 1989

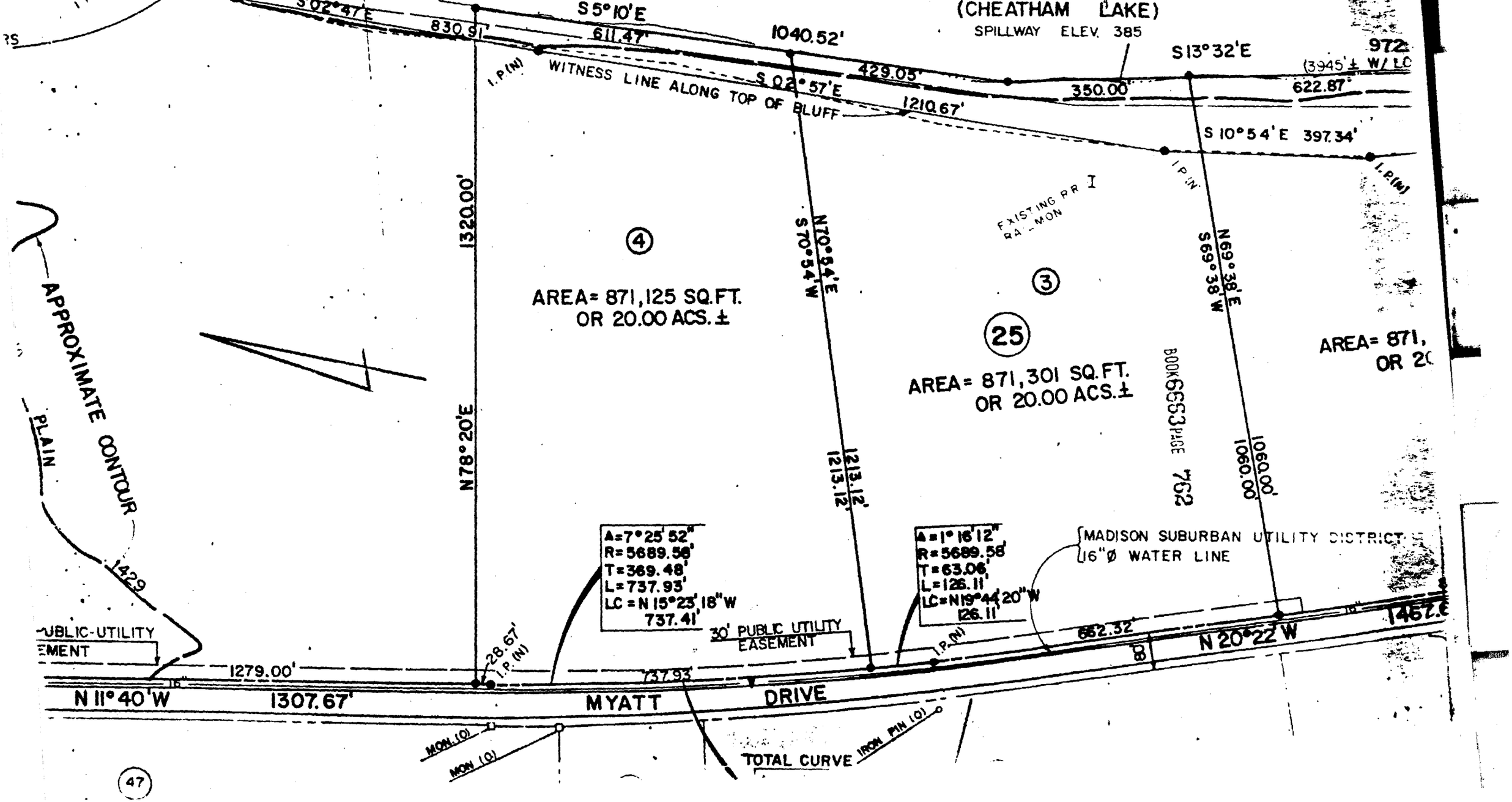
(Notarial Seal)

3888 7.

IDENTIFICATION REFERENCE

SEP 24 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN


(CHEATHAM LAKE)
SPILLWAY ELEV. 385
S 5°10'E
1040.52'
S 13°32'E
(3945'± W/ LC
622.87'
S 02°57'E
429.05'
350.00'
1210.67'
S 10°54'E 397.34'
I.P.(N)
WITNESS LINE ALONG TOP OF BLUFF
I.P.(N)
I.P.(N)
EXISTING RR
RA - MON
1320.00'
N78°20'E
N70°54'E
S70°54'W
N69°38'E
S69°38'W
1213.12'
1213.12'
1060.00'
1060.00'
④
AREA= 871,125 SQ.FT.
OR 20.00 ACS.±
③
25
AREA= 871,301 SQ.FT.
OR 20.00 ACS.±
AREA= 871,
OR 2(
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APPROXIMATE CONTOUR
PLAIN
1429
A=7°25'52"
R=5689.58'
T=369.48'
L=737.93'
LC=N 15°23'18"W
737.41'
A=1°16'12"
R=5689.58'
T=63.06'
L=126.11'
LC=N19°44'20"W
126.11'
MADISON SUBURBAN UTILITY DISTRICT
16"Ø WATER LINE
30' PUBLIC UTILITY EASEMENT
28.67'
I.P.(N)
737.93'
I.P.(N)
662.32'
N 20°22 W
1279.00'
N 11°40'W
1307.67'
MYATT DRIVE
MON.(O)
MON.(O)
TOTAL CURVE IRON PIN (O)
47

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

450000.00- CAMT.
1170.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1185.50-
9877A09/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38887.

IDENTIFICATION REFERENCE

SEP 24 3 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175526

763