This Instrument Prepared By:

Office of Attorney General
State of Tennessee
450 James Robertson Parkway
Nashville, Tennessee 37219

Address New Owner as Follows:

Metropolitan Government of Nashville, Davidson County, Tennessee

DEED FOR CONVEYANCE OF REALTY

For and in consideration of the benefits which will accrue to the State of Tennessee and the general public in the form of additional correctional facilities to be built thereon, the State of Tennessee, acting through the Commissioner of Finance and Administration, with the approval of the Governor and the Attorney General, under the authority of Tennessee Code Annotated §12-2-112, hereby quitclaims, subject to the reservations hereinafter set forth, all its rights, title and interest unto the Metropolitan Government of Nashville and Davidson County, Tennessee in and to a certain tract of land located in the First Civil District of Davidson County, Tennessee, being a portion of the DeBerry Correctional Institute property, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Ezell Pike and Harding Place said pin being North 50 degrees 46 minutes and 06 seconds East a distance of 292.75 feet from the easterly margin of Ezell Pike and proceeding as follows:

With the easterly margin of Harding Place North 50 degrees 46 minutes 06 seconds East a distance of 383.85 feet to an iron pin; thence, continuing with the easterly margin of Harding Place North 64 degrees 48 minutes 06 seconds East a distance of 103.08 feet to an iron pin; thence, continuing with the easterly margin of Harding Place North 50 degrees 46 minutes 06 seconds East a distance of 164.87 feet to a point in the centerline of Mill Creek; thence, with the centerline of Mill Creek South 58 degrees 48 minutes 34 seconds East a distance of 38.45 feet to a point; thence, with said centerline of Mill Creek North 89 degrees 17 minutes 51 seconds East a distance of 449.32 feet to a point; thence, with said centerline of Mill Creek North 85 degrees 49 minutes 29 seconds East a distance of 429.44 feet to a point; thence, with said centerline of Mill Creek South 77 degrees 35 minutes 28 seconds East a distance of 458.54 feet to a point; thence, with said centerline of Mill Creek South 73 degrees 22 minutes 57 seconds East a distance of 912.47 feet to a point; thence, with said centerline of Mill Creek South 68 degrees 38 minutes

53 seconds East a distance of 479.76 feet to a point; thence, with said centerline of Mill Creek South 56 degrees 21 minutes 55 seconds East a distance of 268.79 feet to a point; thence, with said centerline of Mill Creek South 50 degrees 43 minutes 26 seconds East a distance of 650.67 feet to a point; thence, with said centerline of Mill Creek South 6 degrees 57 minutes 56 seconds East a distance of 89.15 feet to a point; thence, leaving the centerline of Mill Creek South 18 degrees 07 minutes 56 seconds East a distance of 804.00 feet to a 36 inch walnut tree; thence, south 24 degrees 32 minutes 04 seconds East a distance of 162.0 feet to a point in the centerline of Mill Creek; thence, with the centerline of Mill Creek North 81 degrees 12 minutes 00 seconds West a distance of 317.64 feet to a point; thence, with said centerline of Mill Creek South 75 degrees 03 minutes 27 seconds West a distance of 539.10 feet to a point; thence, with said centerline of Mill Creek South 63 degrees 58 minutes 23 seconds West a distance of 447.76 feet to a point; thence, leaving the centerline of Mill Creek North 59 degrees 16 minutes 16 seconds West a distance of 991.37 feet to an iron pin; thence, south 78 degrees 46 minutes 27 seconds West a distance of 889.50 feet to a 55 inch hackberry stump; thence, south 89 degrees 39 minutes 11 seconds West a distance of 121.87 feet to an iron pin; thence, south 61 degrees 47 minutes 46 seconds West a distance of 204.24 feet to an iron pin in the northeasterly right of way of the CSX Railroad; thence, North 27 degrees 15 minutes 51 seconds East a distance of 747.53 feet to an iron pin; thence, North 42 degrees 55 minutes 59 seconds West a distance of 565.19 feet to an iron pin; thence North 7 degrees 14 minutes East a distance of 421.23 feet to an iron pin; thence, North 64 degrees 12 minutes 09 seconds West a distance of 555.36 feet to an iron pin, and being the point of beginning, containing 138.18 Acres more or less as per survey by Turner Engineering Company dated 6-30-88 and being Job No. 14-88, W.O. 6219. Included in the above description is a sewer easement being 20 feet in width and recorded in Book 4733, Page 463, R.O.D.C. and a gas line easement being 20 feet in width and recorded in Book 3878, Page 973, R.O.D.C.

Being a portion of the same property conveyed to the State of Tennessee by deed of record in Deed Book 735, Page 33, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all public utilities now existing upon or across the said property herein conveyed and to the rights of the State of Tennessee in any water, gas, sewer, telephone or electric lines now existing on same.

This conveyance shall be effective so long as the Metropolitan Government continues to comply with the terms of a grant contract between the State of Tennessee, acting through the Department of Correction and the State Funding Board, and

the Metropolitan Government entered into on January 12, 1989. Said terms include, but are not limited to, the construction of two correctional units by the Metropolitan Government on said property. If the Metropolitan Government fails to meet these obligations then said property will revert to and become the property of the State of Tennessee. It is the intent that the above language creates a fee simple determinable interest in the Metropolitan Government with a possibility of reverter in the State of Tennessee. The State of Tennessee, as grantor herein, further intends that this reservation of interest shall attach to and run with the aforedescribed land and improvements.

IN WITNESS WHEREOF, the signature of the State of Tennessee has been hereunto affixed by the Commissioner of Finance and Administration with the approval of the Governor and of the Attorney General as evidenced by their signatures hereunto affixed this the 23rd day of January, 1989.

STATE OF TENNESSEE

Commissioner
Finance and Administration

APPROVED:

Governor

Attorney General and Reporter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personnally appeared David L. Manning with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Commissioner of Finance and Administration, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office in Nashville, this 18th day of January, 1989.

M. Elaine Potter
Notary Public

My Commission Expires:

January 11, 1992

M. ELAINE POTTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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