THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 7771 PAGE 19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $--00--.

AFFIANT

Subscribed and sworn to before me this 10th day of February, 1989.

NOTARY PUBLIC

My Commission Expires: 5-20-92

08372

FEB 10 4 05 PM '89

RECEIPT

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Metropolitan Government of Nashville and Davidson County 325 Stahlman Building Nashville, Tennessee 37201	Same
MORTGAGEE: NONE	Map and Parcel No.: Map 22, Parcel 159 and Map 22, Parcel 138

For and in consideration of a gift made by Grantor to Grantee, the receipt of which is hereby acknowledged, and further in consideration of Grantee paying in full the current indebtedness owed by Grantor to McDowell Development Corporation, which is of record in Book 5973, page 674, R.O.D.C., TN;

We, Joelton Community Club, a Tennessee Corporation, have bargained and sold, and by these presents do transfer and convey to Metropolitan Government of Nashville, Davidson County, Tennessee, the GRANTEE herein, their heirs and assigns

forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" BOOK 7771 PAGE 20

Tract II of the land herein conveyed as outlined in Exhibit "A", is subject to a permanent right-of-way easement which is of record in Book 4729, page 97, Register's Office for Davidson County, Tennessee.

The property described in Exhibit "A" is further subject to easements of record in Book 1511, page 167, and Book 1518, page 222.

This conveyance is subject to the conditions set forth in the deed of record in Book 4656, page 906, as to Tract II. The condition contained in that deed states that the property conveyed can be used only for the purpose of a public park and playground for a period of twenty (20) years and in the event that the property ceases to be used as a public park and playground, the original grantor of record in Book 4656, page 906, and/or its successors and assigns shall have the right to re-enter and take possession of the property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, their heirs, successors and assigns forever.

And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. And do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

6486 02/10 0101 03CHECK 12.00

IN WITNESS WHEREOF, JOELTON COMMUNITY CLUB has hereunto set our hand on this 31st day of January, 1989.

JOELTON COMMUNITY CLUB, a Tennessee Corporation

BY: Dennis Sterry
DENNIS STERRY, Board of Director Member

BY: Kathy Sterry
KATHY STERRY, Board of Director Member

BY: Carroll Richardson
CARROLL RICHARDSON, Board of Director Member

BY: Debbie Knipfer
DEBBIE KNIPFER, Board of Director Member

BY: Ellie Felts
ELLIE FELTS, Board of Director Member

BY: Dale Spain
DALE SPAIN, Board of Director Member

BY: Charlie Harvison
CHARLIE HARVISON, Board of Director Member

BY: Walter Gull
WALTER GULL, Board of Director Member

BY: Janet Denny
JANET DENNY, Board of Director Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Dennis Sterry, Carroll Richardson, Ellie Felts, Charlie Harvison, Janet Denny, Kathy Sterry, Debbie Knipfer, Dale Spain and Walter Gull, 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 Members of The Board of Directors of the JOELTON COMMUNITY CLUB, the within named bargainor, a corporation, and that they as such Members of The Board of Directors executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Members of the Board of Directors.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of ~~February~~ January, 1989.

NOTARY PUBLIC

My Commission Expires: 10-9-91

NOTARY PUBLIC AT LARGE OF TENNESSEE

EXHIBIT "A"

TRACT I:

Real estate in Davidson County, Tennessee, beginning at an iron pin, said pin being the northeast corner of the property conveyed to the Joelton Men's Club, by deed from McDowell Development Corporation, of record in Book 4560, page 69, as corrected by Deed of Correction of record in Book 4560, page 906, Register's Office for Davidson County, and being the northwest corner of the herein described property; thence South 87 deg. 40' East 468.2 feet to an iron pin; thence South 2 deg. 20' West 454.40 feet to an iron pin in the northerly margin of the Metropolitan Board of Education property acquired in a deed of record in Book 576, page 266; thence with the Metropolian Board of Education property, South 80 deg. 30' West 478.37 feet to an iron pin; thence, North 2 deg. 20' East 552.5 feet to the point of beginning, containing 5.41 acres, more or less.

Being the same property conveyed to Joelton Community Club, a Tennessee corporation, by deed from McDowell Development Corporation, of record in Book 5973, page 674, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 14th Civil District of Davidson County, Tennessee, commencing at a point in the northern right-of-way line of Old Clarksville Pike, said point also being the southwest corner of property belonging to Walter H. Bosley, et ux, on record in Book 3974, page 607, thence westerly along the northerly right-of-way line of said Pike 50 feet to a point therein, thence north 15 deg. 51' east along the property line of Annie Mae and Lee Perry Robinson on record in Book 2963, page 291, a distance of 400 feet more or less to the northeast corner of said property, thence north 75 deg. 59' west 390 feet to an iron pin, thence north 3 deg. east 794, feet to an iron pin, thence 87 deg. 40' east 501.1 feet to a point thence south 2 deg. 20' west 552.5 feet to a concrete monument, said monument being the northeast corner of the Joelton High School property, thence south 15 deg. 51' west 340 feet to a concrete monument, thence south 15 deg. 51' west 400 feet more or less to the point of beginning, containing 9.98 acres, more or less, according to aforesaid survey.

Being the same property conveyed to Joelton Men's Club, a Tennessee Corporation, by deed from McDowell Development Corporation of record in Book 4656, page 906, Register's Office for Davidson County, Tennessee, the said Joelton Men's Club having changed its name to Joelton Community Club, by Charter Revision dated April 26, 1971, and of record in Book , page , Register's Office of Davidson County, Tennessee.

The above TRACT II is subject to the following permanent right-of-way easement granted Metropolitan Government of Nashville/Davidson County, Tennessee, of record in Book 4729, page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly right-of-way of Old Clarksville Pike and being the southeast corner of Joelton Men's Club, Inc., property; thence along said northerly right-of-way of Old Clarksville Pike N. 74 deg. 09' W 50.00 feet to a point; thence N 15 deg. 51' E 601.26 feet to a point being the beginning of a curve; thence along said curve to the left having a radius of 1120.92 feet, a distance of 264.44 feet to a point; thence N 2 deg. 20' E, 403.72 feet to a point, said point being 10 feet south of the north property line of the Joelton Men's Club, Inc., thence S 87 deg. 40' E 50.00 feet to a point; thence S 2 deg. 20' W 542.50 feet to a point; thence S 15 deg. 51' W 740.00 feet to the point of beginning.