Send Tax Bills to address of new owners below

COUNTY: DAVIDSON

Map 92-1, Parcel 6

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that

RALPH H. HINES, UNMARRIED, has bargained and sold, and by these presents does hereby transfer and convey unto the **BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COLLEGE SYSTEM OF TENNESSEE (HEREINAFTER BOARD OF REGENTS)** its successors and assigns, the within tract or parcel of land situated in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being the easterly one-half of Lot 22 on that part of the plan of George I. Waddey's State Normal Subdivision, not of Record, more particularly described as follows:

BEGINNING at an old iron pin on the North right-of-way of John A. Merritt Boulevard (formerly known as Centennial Boulevard), said iron pin being North 69 degrees 00 minutes East a distance of 85.0 feet from the point of intersection of the North right-of-way of John A. Merritt Boulevard and the East right-of-way of 38th Avenue, North and proceeding as follows; North 16 degrees 42 minutes West a distance of 250.0 feet to an old iron pin; thence, North 69 degrees 00 minutes East a distance of 85.0 feet to a new iron pin on the West right-of-way of Alley 1155, being a 15 foot unimproved alley; thence, with the West right-of-way of said alley, South 16 degrees 42 minutes East a distance of 250.0 feet to a P.K. nail; thence, with the North right-of-way of John A. Merritt Boulevard, South 69 degrees 00 minutes West a distance of 85.0 feet to the point of beginning, containing 21,190 square feet as per survey by Turner Engineering Company dated June 18, 1990, and being our Job No. 8-90.

BEING the same property conveyed to Ralph H. Hines, a one-half undivided interest by Deed from Forrest Strange, Book 6246, Page 17, and by Deed from John Hayes Menzie, unmarried, in Book 6279, Page 802, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of **FORTY SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($47,800.00)**, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging, to the **BOARD OF REGENTS**, its successors and assigns, forever.

THIS INSTRUMENT PREPARED BY:
William W. Weems, Attorney
P. O. Box 676
Hendersonville, TN 37077-0676

ADDRESS NEW OWNERS AS FOLLOWS:
State of Tennessee
505 Deaderick St., Suite 1700
Nashville, TN 37219-5181

And **RALPH H. HINES** does covenant with the **BOARD OF REGENTS** that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and that said property is unencumbered, except for a 20 foot sanitary and/or storm sewer drainage easement to the Metropolitian Government of Nashville and Davidson County at Book 4108, Page 705, said Register's Office.

And **RALPH H. HINES** does further covenant and bind himself, his heirs, representatives and assigns, to warrant and forever defend the title to said premises to the **BOARD OF REGENTS**, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, **RALPH H. HINES, UNMARRIED,** has hereunto affixed his hand and seal this 22nd day of June, 1990.

Ralph H. Hines

RALPH H. HINES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Ralph H. Hines, the bargainor herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1990.

Notary Public

My commission expires:

May 8, 1991

36352

RECEIVED
JUN 22 4 10 PM '90
FILED & RECORDED
DAVIDSON COUNTY, TN

RECEIPT #
06/22 0101 03CHECK
6.00