Send Tax Bills to address of new owners below

COUNTY: DAVIDSON

Map 92-1, Parcel 4

WARRANTY DEED

BOOK 8137 PAGE 743

KNOW ALL MEN BY THESE PRESENTS; that

RALPH HOWARD 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, Tenneseee, and more particularly described as follows:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot 21 on the unrecorded Plat of George I. Waddey's State Normal Subdivision, not of Record, more particularly described as follows:

BEGINNING at an old iron pin on the East right-of-way of 38th Avenue North, said pin being North 16 degrees 42 minutes West a distance of 250 feet from the point of intersection of the East right-of-way of 38th Avenue North and the North right-of-way of John A. Merritt Boulevard (formerly Centennial Boulevard), and proceeding as follows; North 16 degrees 42 minutes West along the East right-of-way of 38th Avenue North a distance of 50.0 feet to a new iron pin; thence, leaving the east right-of-way of 38th Avenue North, North 69 degrees 00 minutes East a distance of 170.0 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 50 feet to a new iron pin; thence, South 69 degrees 00 minutes West, crossing an old iron pin at 85.0 feet and continuing a total of 170.0 feet to the point of beginning, containing 8,476 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 Howard Hines, unmarried, by Deed from Sidney Patterson and wife, Ruby Patterson of Record in Book 4747, Page 846, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of SEVENTY THREE THOUSAND AND NO/100 DOLLARS ($73,000.00) 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.

And RALPH HOWARD 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.

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 HOWARD 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 HOWARD HINES, UNMARRIED, has hereunto affixed his hand and seal this 22 day of June, 1990.

Ralph Howard Hines
RALPH HOWARD 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 Howard 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

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