THIS INSTRUMENT PREPARED BY:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.
(TAX EXEMPT, GOVERNMENTAL AGENCY)

Affiant

Subscribed and sworn to before me this 24th day of April 1991.

Notary Public

My Commission Expires: 5/27/93

09261

IDENTIF. REFERENCE

APR 24 3 49 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

PICK-UP

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Metropolitan Government 325 Stahlman Building Nashville, TN 37201	New Owner	Map 81, Parcels 12, 13, 14, 15, 16, 17, 18, 24 and 24.01

For and in consideration of the sum of ONE MILLION AND NO/100THS ($1,000,000.00) DOLLARS, the receipt of which is hereby acknowledged, OMAN CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, hereinafter "GRANTOR" has bargained and sold, and by these presents does hereby transfer and convey unto METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTEE", its heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This property is unimproved property located on Ed Temple Boulevard in Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, unless otherwise herein set out.

GRANTOR does further covenant and bind itself, its heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand on this the 24 day of April, 1991.

OMAN CONSTRUCTION COMPANY, INC.

By: Jack A. Oman
Jack A. Oman, President

By: John A. Oman, Jr.
John A. Oman, Jr., Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack A. Oman and John A. Oman, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Assistant Secretary respectively of Oman Construction Company, Inc., the within named bargainor, a Tennessee corporation, and that they as such President and Assistant Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as such President and Assistant Secretary.

Witness my hand and official seal at office, this 24th day of April, 1991.

Notary Public

My Commission Expires: 10/9/91

Exhibit "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located south of Clarksville Highway, being bound on the east by Ed Temple Boulevard, on the south by Cheatham County Rail Authority, on the west by Cumberland River, and on the north by Waterson property and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Ed Temple Boulevard, said point being the southeast corner of a permanent easement granted to Metropolitan Nashville of record in Book 2652, Page 331, R.O.D.C., and being in the north line of Lot No. 8 on the plat of a subdivision of the east part of Lot No. 10 of the Harding Bosley Tract of record in Book 547, Page 4, R.O.D.C.;

THENCE, with the westerly margin of Ed Temple Boulevard the following calls:

S 29° 25' 57" W, 72.19 feet to a point;

S 28° 36' 04" W, 111.40 feet to a point;

S 22° 58' 16" W, 116.17 feet to a point;

with a curve to the left 65.97 feet to a point, said curve having a central angle of 06° 10' 00", a radius of 612.96 feet and a chord of S 15° 03' 25" W, 65.94 feet;

S 07° 34' 37" W, 116.73 feet to a point;

S 02° 08' 16" W, 111.03 feet to a point;

S 01° 13' 39" W, 804.03 feet to a point at the northeast corner of Frank A. Lee of record in Book 8107, Page 25, R.O.D.C.;

THENCE, with said Lee's northerly line, N 85° 29' 21" W, 245.99 feet to a point at Lee's northwest corner;

THENCE, with the westerly line of said Lee and William H. Otey, Jr., as of record in Book 7990, Page 211, R.O.D.C., S 00° 51' 58" W, 478.00 feet to a point in the northerly margin of the Cheatham County Rail Authority;

THENCE, with said northerly margin, N 77° 36' 36" W, 99.99 feet to a point;

THENCE, continuing with said margin, N 77° 51' 04" W, 1,678.16 feet to a point at the low waterline of the Cumberland River;

THENCE, with said low waterline N 05° 36' 56" E, 1,022.77 feet to a point;

THENCE, N 13° 36' 56" E, 500.00 feet to a point in the southerly boundary of Mary Waterson Bailey of record in Book 3435, Page 499, R.O.D.C.;

THENCE, with the southerly line of said Bailey and Metropolitan Nashville, S 88° 18' 19" E, 1,961.79 feet to the point of beginning;

Containing 3,169,216 square feet or 72.76 acres, more or less.

Being property acquired by Deeds in Book 4293, Page 767, R.O.D.C., Book 3312, Page 212, R.O.D.C., Book 6255, Page 38, R.O.D.C., Book 4577, Page 443, R.O.D.C., and Book 3280, Page 110, R.O.D.C.

(Cont'd)

The above described property is subject to the following easements and encumbrances:

1. Easement for underground sewer granted Charles A. Wheeler, Jr., Trustee, et al, by J. C. Brown, of record in Book 2638, page 407, Register's Office for Davidson County, Tennessee, known as Sanitary Sewer 57-S-B on the plans in the office of the City Engineer.

2. A perpetual right and easement to construct and perpetually maintain an underground sewer line granted Charles A. Wheeler, Jr., Trustee, and Miller G. Kimbrough, Trustee, by instrument of record in Book 2638, page 413, in said Register's Office.

3. A perpetual easement and right to flood premises with the other rights, powers, titles and privileges, as set out in grant from John Cornelius Brown to the United States of America, of record in Book 2241, page 433, in said Register's Office, and re-recorded in Book 2242, page 311, said Register's Office, in connection with Cheatham Lock and Dam Project, Cumberland River.

4. An easement for a 60-inch sewer, the center line of which is described as follows:

   Beginning at a point in the north line of the tract of land conveyed to J. C. (Cornelius) Brown by Jas. E. Covington, Clerk and Master, by deed of record in Book 2142, page 303, of the Register's Office for Davidson County, Tennessee, 175 feet west of the northeast corner of said tract; thence South 49 deg. 30 min. West 1019.52 feet; thence South 23 deg. 01 min. West 600.80 feet; thence South 17 deg. 12 min. West 601.4 feet to a point in the south line of said tract, the center line of the Old Hydes Ferry Pike, 621 feet east of the southwest corner of said tract of land, as set out, described and defined in grant from J. C. Brown to the City of Nashville, of record in Book 2441, page 148, said Register's Office, said grant providing, among other things, that said City of Nashville is given the right to construct, operate and maintain said sewer and that "The portion or parcel of land upon which said sewer is to be constructed is to remain the property of the undersigned and may be used by the undersigned for any purpose desired after construction of said sewers is completed, provided in the opinion of the Director of Public Works said use does not destroy, weaken or damage the above described improvement nor interfere with the operation of maintenance of same."

5. Right of Way Agreement between G. D. McCutcheon and wife, Beulah McCutcheon, and Nashville Gas & Heating Company of record in Book 1450, page 514, in said Register's Office.

6. Easement for oil and gas line granted the Nashville Gas and Heating Company by J. C. (Cornelius) Brown by instrument of record in Book 1450, page 534, in said Register's Office, thirty feet in width across the northeasterly corner of premises with rights, privileges and obligations as set out in said instrument.

7. Drainage easement as more fully set out in Deed of Drainage Easement between J. C. Brown and Esso Standard Oil Company of record in Book 2879, page 377, in said Register's Office.

8. Right of Way Easement granted Colonial Pipeline Company of record in Book 3648, page 88, as amended in Book 4374, page 18, in said Register's Office.

9. Metro Codes Letter of record in Book 4808, page 736, in said Register's Office.

10. Right-of-Way Easement Agreement between Oman Construction Co., Inc., and Colonial Pipeline Company, of record in Book 5014, page 27, in said Register's Office.

11. Drainage easements as shown on Tennessee Dept. of Transportation Plan for Ed Temple Blvd., dated 1987.

12. Subject to the right-of-way of Tennessee Central Railroad.

13. Easements granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7675, page 468, and Book 8320, page 175, in said Register's Office.

Being part of the same property conveyed to Oman Construction Company, Inc. by deeds of record in Book 4293, page 767, Book 3312, page 212, Book 6255, page 38, Book 4577, page 443, and Book 3280, page 110, Register's Office for Davidson County, Tennessee.

This description was prepared according to a survey by William C. Cockrill, License No. 1481, Barge, Waggoner, Sumner & Cannon, 162 Third Avenue, North, Nashville, Tennessee, 37201, dated April 23, 1991, File No. 2024-05

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