Send Tax Bills to address of new owners below

COUNTY: DAVIDSON

Map 81, Parcel 65

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that

WE, EDWARD PERRY, NICK STUART, JR., HARRY SUGGS, JUSTIN MINOR, LONDON MCGILL AND RAYMOND WILLIAMS, THE TRUSTEES OF THE SCHRADER LANE CHURCH OF CHRIST (HEREINAFTER REFERRED TO AS THE TRUSTEES) have granted, bargained, sold and conveyed and by these presents do hereby grant, bargain, transfer and convey unto the **BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF TENNESSEE (HEREINAFTER REFERRED TO AS THE BOARD OF REGENTS)** a certain tract of parcel of land in Nashville, Davidson County, Tennessee, more particularly described as follows, to wit:

BEGINNING at an iron pin (new) having Coordinates of North 649173.3732 East 1757505.6775 (NAD27); said iron pin being located in the Northeasterly right-of-way of the proposed Twenty-Eighth Avenue connector 40 feet right of centerline station 17+62.28 said iron pin further described as being located in the East line of the Schrader Lane Church of Christ property as recorded in Plat Book 6200, Page 59, R.O.D.C.; thence with a curve and the Northeasterly right-of-way line of the proposed Twenty-Eighth Avenue connector, curve being concave to the West, having a delta of 13 degrees 26 minutes 20 seconds, a radius of 1949.86 feet, for an arc distance of 457.35 feet to an iron pin (new), having coordinates of North 649584.9447 East 1757308.6538 (NAD27); and being located 40 feet right of centerline station 22+10.24; thence leaving the right-of-way of said Twenty-Eighth Avenue North 30 degrees 15 minutes 37 seconds East 27.89 feet to an iron pin (new); thence South 61 degrees 33 minutes 23 seconds East 347.00 feet to an iron pin (new); thence South 24 degrees 18 minutes 37 seconds West 296.70 feet to the point of beginning, containing 1.21 acres, more or less.

The above tract is described according to a survey by Edward L. Adams, Tennessee R.L.S. #1139, dated February 20, 1989, c/o Adams & Company Surveyors, 411 Depot Street, Chapel Hill, TN 37034.

BEING a portion of the property conveyed to the Schrader Lane Church of Christ by deed from the State of Tennessee at Book 4962, Page 198, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the exchange of property valued at **SIXTY-FIVE THOUSAND THREE HUNDRED FIFTY-EIGHT AND NO/100 DOLLARS ($65,358.00)** with the **BOARD OF REGENTS** and the payment of **ONE HUNDRED EIGHTY-ONE THOUSAND SEVEN**

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

ADDRESS NEW OWNERS AS FOLLOWS:
State of Tennessee
511 Union St., Suite 730
Nashville, TN 37243-0299

HUNDRED THIRTY-SIX AND 10/100 DOLLARS ($181,736.10) cash consideration by the **TRUSTEES** representing the difference in the appraised value of the properties so exchanged. The property to be conveyed by the **BOARD OF REGENTS** is also in Nashville, Davidson County, Tennessee and is described as follows:

BEGINNING at an iron pin (new) having State Plane Coordinates of North 648356.1850 East 1757136.5254 (NAD-27); said iron pin being located in the North right-of-way line of Schrader Lane (25 feet North of the centerline) and being situated North 24 degrees 18 minutes 37 seconds East 5.00 feet from an existing concrete monument, said iron pin further described as being located in the East line of the Schrader Lane Church of Christ as recorded in Plat Book 6200, Page 59, R.O.D.C.; thence with the East line of said church property North 24 degrees 18 minutes 37 seconds East passing a concrete monument at 493.32 feet and continuing for a total distance of 776.79 feet to an iron pin (new) located on a curve 40 feet left of centerline station 16+72.92; thence with a line which is parallel to and 40 feet West of the centerline of the proposed Twenty-Eighth Avenue connector same being on a curve, concave to the West, having a delta of 12 degrees 43 minutes 36 seconds, a radius of 1869.86 feet, and an arc length of 415.34 feet to an iron pin (new); thence South 3 degrees 27 minutes 16 seconds East 302.02 feet to an iron pin (new) having Coordinates of North 648354.2010 East 1757545.1797 (NAD-27); thence with a curve being concave to the East, having a delta of 2 degrees 13 minutes 42 seconds, a radius of 3859.72, for an arc distance of 150.10 feet to a point being located 40 feet left of centerline station 7+98.11 and having Coordinates of North 648204.5641 East 1757557.1363 (NAD-27); thence leaving the West right-of-way line of the proposed Twenty-Eighth Avenue connector and with a curve concave to the North, having a delta of 122 degrees 59 minutes 31 seconds, a radius of 35.30 feet for an arc distance of 75.78 feet to a point in the North right-of-way line of Schrader Lane (25 feet more or less North of the centerline); thence North 63 degrees 10 minutes 23 seconds West 414.16 feet to the point of beginning, containing 4.538 acres, more or less.

The above tract is described according to a survey by Edward L. Adams, Tennessee R.L.S. #1139, dated February 20, 1989, c/o Adams & Company Surveyors, 411 Depot Street, Chapel Hill, TN 37034.

BEING a portion of the property conveyed to the State of Tennessee by deed of record in Book 584, Page 564, Register's Office of Davidson County, Tennesse.

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, representatives and assigns, forever.

And **THE TRUSTEES** do covenant with the **BOARD OF REGENTS**, that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that said property is unencumbered, except easements for sanitary sewers and/or storm drainage at Book 5202, Page 155, Register's Office for Davidson County, Tennessee, and for easements and other matters shown on the Plat of Record at Plat Book 6200, Page 59, said Register's Office .

And **THE TRUSTEES** do further covenant and bind themselves, their successors, representatives and assigns, to warrant and forever defend the title to said premises to the **BOARD OF REGENTS**, its successors, representatives and assigns, against the lawful claims of all persons whomsoever, except as herein specified.

IN WITNESS WHEREOF, **THE TRUSTEES** have hereunto affixed their hands and seals this 2ND day of JULY, 1991.

EDWARD PERRY

NICK STUART, JR.

HARRY SUGGS

JUSTIN MINOR

LONDON MCGILL

RAYMOND WILLIAMS

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Edward Perry, Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Nick Stuart, Jr., Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Justin Minor, Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

PICK-UP

JUL 3 10 01 AM '91

TENNESSEE REGISTER

28179

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named London McGill, Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Raymond Williams, Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Harry Suggs, Trustee, 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 2ND day of JULY, 1991.

NOTARY PUBLIC

My Commission Expires:
MARCH 25, 1995

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