Box 57

BOOK 8410 PAGE 150

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7-30-91

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$4,475,000.00.**

Thomas C. S
Affiant

Subscribed and sworn to before me this 31st day of July, 1991.

Kim K. Mc
Notary Public

My commission expires: 5-27-93

35349

IDENTIFICATION

AUG 1 8 38 AM '91

FELIX Z. WHITESELL REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
METROPOLITAN TRANSIT AUTHORITY **60 Peabody Street** **Nashville, TN 37210**	**EXEMPT**	**Map 93-12-9 & 93-12-11**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AVCO Corporation**, a Delaware corporation (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **The Metropolitan Government of Nashville and Davidson County Tennessee acting by and through The Metropolitan Transit Authority** (the "Grantee"), its successors and

assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in the First Civil District of Davidson County, Tennessee, described according to the survey of Barge, Waggoner, Sumner & Cannon, dated November 30, 1981, revised December 22, 1981, revised December 29, 1981, and further revised February 15, 1982, and further revised as follows:

Tract 1 - Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel No. 93-12-9, located north of the L & N Railroad, west of Driftwood Street and south of the Cumberland River, more particularly described as follows:

Beginning at a point in the westerly margin of Driftwood Street, said point being 20 feet northerly from the centerline of the L & N Railroad;

Thence, with the north margin of the L & N Railroad along a curve to the right having a central angle of 06° 09' 00", a radius of 1,909.90 feet, a chord bearing of N 78° 28' 37" W, 204.91 feet, and a curve length of 205.00 feet to a point;

Thence, N 75° 24' 07" W, 95.11 feet;

Thence, N 75° 31' 35" E, 60.78 feet;

Thence, with a curve to the left parallel and 8 feet northwesterly from the centerline of the railroad track, said curve having a central angle of 38° 27' 33", a radius of 350.10 feet, 235.00 feet to a point of compound curvature;

Thence, continuing with a curve to the left, said curve having a central angle of 33° 27' 30", a radius of 216.00 feet, 126.76 feet to a point in the southerly line of Mid State Steel Company, as recorded in Book 2096, page 593;

Thence, with the southerly line of said Steel Company, S 83° 00' E, 38.51 feet to a point in the westerly margin of Driftwood Street;

Thence, with said street, S 07° 00' W, 323.00 feet to the point of beginning.

Containing 0.85 acre, more or less, according to said survey.

Tract II - Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel No. 93-12-11, located north of Nestor Street, east of Driftwood Street and south of Cumberland River, more particularly described as follows:

Beginning at a concrete monument in the north margin of Nestor Street, approximately 1,140 feet easterly from the east margin of Driftwood Street;

Thence, in a clockwise direction with the north margin of Nestor Street along a curve to the right having a radius of 5,116.53 feet, a central angle of 01 21' 9", a chord bearing S 75° 31' 26" W, 120.78 feet and a curve length of 120.78 feet;

Thence, continuing with said street, S 76° 12' W, 944.09 feet to a point 8 feet northwesterly from the centerline of a railroad track;

Thence, with a curve to the left in a northeasterly direction parallel and 8 feet from the centerline of the railroad tract, said curve having a central angle of 32° 16' 03", a radius of 377.00 feet, 212.32 feet;

Thence, No 30° 58' 25" E, 34.00 feet;

Thence, with a curve to the left having a central angle of 29° 35' 03", a radius of 240.00 feet, 123.92 feet;

Thence, with the north line of Al Feldman, et ux, N 80° 40' 45" W, 245.22 feet to a point in the easterly margin of Driftwood Street;

Thence, with said street, N 07° 00' E, 280.79 feet to a fence, being the southwesterly corner of Mid State Steel Company;

Thence, with the south line of said Steel Company along said fence, N 77° 00' E, 235.00 feet;

Thence, continuing with said fence, N 07° 00' E, 253.97 feet to the low water line of the Cumberland River;

Thence, with said river, N 77° 34' E, 592.59 feet;

Thence, leaving said river, S 14° 35' 34" E, 793.63 feet to the point of beginning.

Containing 15.56 acres, more or less, according to said survey.

Being the same property conveyed to Avco Corporation, a Delaware corporation, by deed from Riverfront Facility, Ltd., a Tennessee limited partnership, as to a fifteen percent (15%) undivided interest and Naomi Wolffer as to an eighty-five percent (85%) undivided interest of record in Book 7412, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1991: through the date of this deed.

2. Easement for interceptor sewer granted to the City of Nashville by grant from H.P. Minton, et al., of record in Book 2297, page 125, Register's Office for Davidson County, Tennessee, as shown on survey by Barge, Waggoner, Sumner & Cannon, dated November 39, 1981, revised December 22, 1981, revised December 29, 1981, and further revised February 15, 1982.

3. Flowage easement granted United States of America by Mid-Tenn Company, Inc. in connection with operation of Cheatham Lock and Dam Project (Tract N-1401-E) by deed of record in Book 2281, page 275, in said Register's Office, as shown on survey above referenced.

4. Relocation Agreement relative to Easement and conveyance creating said easement made by Cincinnati Sheet Metal & Roofing Company and C.B. Rollins, Jr., et al., of record in Book 4468, page 859, in said Register's Office, as shown on survey above referenced.

5. Easement for proposed fifty-foot road or street right-of-way of record in Book 3165, page 490, in said Register's Office, as shown on survey above referenced.

6. Easement granted to Nashville Electric Service of record in Book 4021, page 37, in said Register's Office, as shown on survey above referenced.

7. Right-of-Way Agreement to Colonial Pipeline Company of record in Book 4459, page 984, in said Register's Office, as shown on survey above referenced.

8. Assignment by and between Riverfront Facility, Ltd. and Naomi Wolffer, as Assignor, and Avco Corporation, as Assignee, of record in Book 7450, page 573, in said Register's Office, in and to that certain Spur Tract Agreement dated May 1, 1973, by and between the Louisville and Nashville Railroad Company and Cincinnati Sheet Metal and Roofing Company, assigned to Riverfront Facility, Ltd. by American Building Components, Inc. by Assignment dated January 4, 1982.

9. A railroad spur track crossing the Property as shown on the survey above referenced.

10. Such interest as there might be in that portion included within the right-of-way of the L&N Railroad.

11. Easements for flowage and other rights existing or arising from the fact that the subject Property adjoins the Cumberland River.

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 successors and assigns forever.

AND THE 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 the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 31 day of July, 1991.

AVCO CORPORATION,
a Delaware corporation

By: _____
Its: Fred N. Hubbard, Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred N. Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Secretary authorized to execute this instrument on behalf of **AVCO CORPORATION**, the within named bargainor, and that he as such Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Secretary.

WITNESS my hand and official seal at office on this the 31st day of July, 1991.

Gary N. Patton
Notary Public

My Commission expires:
5-5-95

GARY N. PATTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE