FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June 1992

Deputy Register

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Cecil D Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June 1992

Notary Public

MY COMMISSION EXPIRES: 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 200 Church Street, Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BELLEVUE EXCHANGE CLUB FOUNDATION (NAME)	(same) (NAME)	
237 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail →

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Cecil D. Branstetter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bellevue Exchange Club Foundation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in Nashville, Davidson County, Tennessee, being generally located east of Section 3, Harpeth Valley Park Subdivision, as evidenced in Book 4175, page 15, R.O.D.C. and South of the Bellevue Exchange Club Foundation tract, as evidenced in Book 5833, page 586, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin, the southeasterly most corner of said Bellevue Exchange Club Foundation tract; said iron pin being N 85°55" E a distance of 591.00' from a concrete monument in the Southerly line of said Section 3, Harpeth Valley Park Subdivision, thence leaving said iron pin and severing the lands of Cecil Branstetter, as evidence in Book 7277, page 50, R.O.D.C., Tn., S 14°39" W a distance of 277.62' to a point; thence continuing, S 85°55" W a distance of 484.52' to a point, thence continuing N 14°39" E a distance of 277.62' to a point in the Southerly line of said Bellevue Exchange Club Foundation, thence with said Southerly line of the Bellevue Exchange Club Foundation tract, N 85°55" E a distance of 484.52' to the point of beginning and containing 2.92 acres, more or less.

Being part of the same property conveyed to Cecil D. Branstetter by deed from Cumberland Heights Foundation of record in Book 7277, page 50, Register's Office for Davidson County, Tennessee.

See attached "Exhibit A"

This is unimproved (X) improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of June, 19 92

Cecil D Branstetter
Cecil D. Branstetter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jay S. Bishop, a Notary Public in and for said County and State, the within named Cecil D. Branstetter

the bargainor, 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 3rd day of June, 1992

Commission Expires 1/23/94

Jay S Bishop Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CECIL D. BRANSTETTER

TO

BELLEVUE EXCHANGE CLUB FOUNDATION

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

This conveyance is subject to the following: BOOK 8656 PAGE 433

1. Easement to TVA of 250 feet for electric power transmission line, of record in Book 2271, page 192, R.O.D.C.

2. Easement to Harpeth Valley Utilities District for sewer line and pumping station.

3. Access easement of 50 feet from McPherson Drive to the aforementioned Warner Park Estates Company property.

4. Easement for flow of Harpeth River.

5. The property shall be used as a park for baseball playing purposes, including, but not limited to, Little League and Babe Ruth League, and any and all levels of baseball play. It shall also be used for other recreational or community purposes as grantee shall, in its discretion, determine. Upon the abandonment of the property or the failure to use it for recreational or community purposes such real estate shall automatically revert to Cecil D. Branstetter, his heirs and/or assigns.

6. Proceeds derived from concession sales, billboards and admissions shall be used in the maintenance and administration of the park facilities.

7. The property herein conveyed for two additional ball fields shall be used as set out in number 5, above.

8. The property herein conveyed shall be known as Cecil D. Branstetter Recreational Area and an appropriate sign, to be agreed upon by the grantor, shall be placed at the entrance to this property or in some reasonable and acceptable location. The sign may be in connection with the Reece Smith Ball Park subject to the approval of grantee and Reece Smith, if required. The sign shall be maintained as long as the property is used for a ball park or for community recreational purposes.

20948
IDENTIF. TREFERENCE
JUN 19 4 06 PM '92
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.
3104 06/19 0101 03CHECK 9.00

"EXHIBIT A"