THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
City of Goodlettsville	Same	Map 18
(Name)	(Name)	
105 South Main Street		Parcel 107
(Street Address or Route Number)	(Street Address)	
Goodlettsville, TN 37072		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SPACE PARK PROPERTIES, LTD., the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said CITY OF GOODLETTSVILLE, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, being a portion of Parcel 115 as shown on Davidson County Property Map No. 18 and being more particularly described as follows:

Beginning at an iron pin (set) on the easterly right-of-way line of Dickerson Pike, U.S. Highway 41 and 31W, State Route 11 (90 foot right-of-way) and on the northerly right-of-way line of Old Stone Bridge Road (60-foot right-of-way); thence,

1. Northwestwardly, with said easterly right-of-way line, along a curve to the left, having a delta angle of 01°03'00", a radius of 1661.93 feet, a chord of N20°20'32"W, 30.456 feet and an arc distance of 30.46 feet to a railroad spike (set); thence,

2. With an offset in said easterly right-of-way line, N71°38'00"E, a distance of 90.00 feet to an iron pin (set); thence,

3. Continuing with said easterly right-of-way line, northwestwardly along a non-tangent curve to the left having a delta angle of 01°50'56", a radius of 2,035.08 feet, a chord of N15°28'34"W, 65.668 feet and an arc distance of 65.67 feet to an iron pin (set); thence,

4. Continuing with said easterly right-of-way line, N20°09'00"W, passing through a witness iron pin (set) at 134.26 feet, a total distance of 245.00 feet to a point in the center of Mansker Creek; said point being the west corner of the land of J. B. Jackson, Jr., et ux. as of record in Deed Book 290, Page 236, R.O.S.C., Tennessee; thence,

5. Leaving said right-of-way line, and with the center of Mansker Creek, the southwesterly property line of said Jackson land, S48°00'00"E, a distance of 134.71 feet to a point; thence,

6. Continuing with the center of Mansker Creek, the southwesterly property line of said Jackson land, S45°54'00"E, a distance of 140.00 feet to a point; thence,

7. Leaving the center of Mansker Creek, with a new line S44°06'00"W, passing through a witness iron pin (set) at 65.36 feet for a total of 88.00 feet to an iron pin set; thence,

8. N59°56'00"W, a distance of 39.21 feet to an iron pin (set); thence,

9. S15°36'00"E, a distance of 140.57 feet to an iron pin (set) on the northerly right-of-way line of Old Stone Bridge Road (60-foot right-of-way); thence,

10. Southwestwardly, with said northerly right-of-way line, along a curve to the left, having a delta angle of 12°17'46", a radius of 174.55 feet, a chord of S77°05'53"W, 37.388 feet and an arc distance of 37.46 feet to a P.K. nail (set); thence,

11. S70°57'00"W, a distance of 17.33 feet to a P.K. Nail (set); thence,

12. Northwestwardly, along a curve to the right, having a delta angle of 89°14'00", a radius of 50.00 feet, a chord of N64°26'00"W, 70.236 feet and an arc distance of 77.87 feet to the point of beginning and containing 26,918 square feet or 0.618 of an acre, more or less.

Being a portion of the same property deeded to Space Park Properties, Ltd. as of record in Book 6729, Page 723, R.O.D.C., Tennessee, identified as Tract No. Four in the referenced deed, and being a portion of Tract 1 on the final plat of Section One - Old Stone Bridge Subdivision as of record in Plat Book 6250, Page 696, R.O.D.C., Tennessee.

This description was prepared using an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc. for Space Park Properties, Ltd., dated July 6, 1992, Job No. 84-147, and certified by John O. Spry, Tennessee R.L.S. #727.

Grantor hereby retains a perpetual easement on and over that portion of the above-described property which is more particularly described below (the "Sign Easement Property"), for the purpose of placing, constructing and/or maintaining thereon one or more signs, which signs shall be selected or approved by Grantor and which are to be placed, constructed and maintained at Grantor's sole cost. The Sign Easement Property is described as follows:

A tract of land lying in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, being a portion of Parcel 115 as shown on Davidson County Property Map No. 18 and being more particularly described as follows:

Beginning at an iron pin (set) on the easterly right-of-way line of Dickerson Pike, U.S. Highway 41 and 31W, State Route 11 (90-foot right-of-way) and on the north right-of-way line of Old Stone Bridge Road (60-foot right-of-way); thence,

1. Northwestwardly, with said easterly right-of-way line, along a curve to the left, having a delta angle of 01°03'00", a radius of 1661.93 feet, a chord of N20°20'32"W, 30.456 feet and an arc distance of 30.46 feet to a railroad spike (set); thence,

2. With an offset in said easterly right-of-way line, in part, N71°38'00"E, a distance of 70.00 feet to an iron pin (set); thence,

3. Leaving said right-of-way line, with a new line S08°13'00"W, a distance of 84.42 feet to an iron pin (set) in the northerly return curve at the intersection of Dickerson Pike and Old Stone Bridge Road (60-foot right-of-way); thence,

4. Northwestwardly, with said return curve having a delta angel of 66°26'51", a radius of 50.00 feet, a chord of N53°02'26"W, 54.791 feet and an arc distance of 57.99 feet to the point of beginning and containing 3,396 square feet or 0.078 of an acre, more or less.

Being a portion of the same property deeded to Space Park Properties, Ltd. as of record in Book 6729, Page 723, R.O.D.C., Tennessee, identified as Tract No. Four in the referenced deed, and being a portion of Tract 1 on the final plat of Section One - Old Stone Bridge Subdivision as of record in Plat Book 6250, Page 696, R.O.D.C., Tennessee.

This description was prepared using an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc. for Space Park Properties, Ltd., dated July 6, 1992, Job No. 84-147, and certified by John O. Spry, Tennessee R.L.S. #727.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 1,000.00 .
Subscribed and sworn to before me this 3rd day of August, 1992. Affiant
My Commission Expires: 9/26/92 Notary Public
(Affix Seal)

This is unimproved property located on Old Stone Bridge Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that

the same is unencumbered, except for those matters shown on the survey by Ragan-Smith-Associates, Inc. dated July 6, 1992 bearing Job No. 84-147 prepared by M. Fuller.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 16th day of July, 1992.

SPACE PARK PROPERTIES, LTD.
SPACE PARK NORTH, INC.,
Corporate General Partner

BY: Thomas K. Sanders, President
THOMAS K. SANDERS, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, THOMAS K. SANDERS, and who, upon oath, acknowedged himself to be President of Space Park North, Inc., Corporate General Partner of Space Park Properties, Ltd., and that he, being authorized so to do, executed this instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN, this the 16th day of July, 1992.

Patricia B Ledbetter
NOTARY PUBLIC

My Commission Expires: 9-26-92

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IDENTIF. TREFERENCE

AUG 7 8 42 AM '92

DAVIDSON COUNTY TN.

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