BOOK 8811 PAGE 593

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FILE WITH
CONTRACT NO. TV-24809A

D E E D

Made By

UNITED STATES OF AMERICA

And

TENNESSEE VALLEY AUTHORITY

To

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

IDENTIFICATION REFERENCE:

DEC 11 10 46 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0867 12/11 0101 01CASH 16.00

PICK-UP

THIS INSTRUMENT, made and entered into as of the second day of September, 1964, by and between UNITED STATES OF AMERICA (hereinafter called "USA"), acting by and through Tennessee Valley Authority, its authorized agent, and TENNESSEE VALLEY AUTHORITY (hereinafter called "TVA"), a corporation duly organized and existing under and by virtue of the Tennessee Valley Authority Act of 1933 as amended, as First Parties, and THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a municipal corporation of the State of Tennessee, acting by and through the Electric Power Board of said Metropolitan Government, as Second Party;

W I T N E S S E T H:

WHEREAS, the parties hereto have heretofore entered into an agreement dated as of September 5, 1963, identified in TVA records as Contract TV-24809A, providing among other things for the transfer and conveyance of the land hereinafter described by First Parties to Second Party upon the performance of certain terms of said agreement which have been met, and for certain continuing obligations therein specifically detailed;

NOW, THEREFORE, for and in consideration of the mutual promises made in the foregoing agreement, and of the sum of Sixty-eight Thousand Three Hundred Eighty-six Dollars and Sixty-four Cents ($68,386.64) paid by Second Party to First Parties, the receipt of which is hereby acknowledged, First Parties have granted, bargained, sold, and transferred, and do by these presents grant, bargain, sell, and transfer unto Second Party, its successors and assigns, the following described tract of land, to-wit:

> A parcel of land in the Eleventh Civil District of Davidson County, State of Tennessee, on the west side of the L. & N. Railroad, and north of Campbell Road, as shown on a map entitled "North Nashville, Tenn., Primary Substation Property and Contour Map", Revision No. 4, said parcel being more particularly described as follows:
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> Beginning at a point where the west line of the right of way of the L. & N. Railroad intersects the center line of Campbell Road, which is the south line of the substation property and the north line of property now or formerly belonging to E. W. Youngblood, the most southerly corner of the property herein described; thence with the center line of Campbell Road N. 78° 38' W., 1062.1 feet to an iron pin marking a corner of the substation lands, Copeland, and Thomas W. Leeman, et ux.; thence with the east line of the land of Thomas W. Leeman et ux., N. 9° 14' E., 187.1 feet to a point; thence severing the substation tract S. 78° 38' E., 507.0 feet to a point; thence N. 11° 22' E., 229 feet to a point; thence S. 78° 38' E., 175.2 feet to a point; thence N. 11° 22' E., 162.9 feet to a point in the substation tract boundary, a corner of the land of W. E. Davis et ux.; thence with the W. E. Davis south line S. 78° 00' E., 448.3 feet to an iron pin in the west line of the right of way of the L. & N. Railroad; thence with the railroad right of way line, a line 50 feet west of and parallel to the center line of the railroad track, on a curve to the right with a 5679.6-foot radius in a southerly direction, 466.0 feet to an iron pin; thence S. 19° 21' W., 111.4 feet to the point of beginning, and containing 9.42 acres, more or less.
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> Said property is conveyed subject to such rights as may be vested in the county to a right of way for a road, and to such rights as may be vested in third parties to rights of way for telephone and power lines, and a water pipe line.
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> Being the same property conveyed to USA by Woodrow W. Krantz and wife, Laverne W. Krantz, by deed dated May 10, 1960,

recorded in Deed Book 3070, Page 121; and portions of the same property acquired by USA from Lonnie L. Jernigan and wife, Laura S. Jernigan, by deed dated July 5, 1960, recorded in Deed Book 3098, Page 383; and by deed from Donald G. Hall and wife, Marilyn J. Hall, dated May 18, 1960, recorded in Deed Book 3071, Page 401; and also a part of the property acquired by USA by virtue of the judgment entered June 30, 1961, in the suit styled United States of America ex rel. Tennessee Valley Authority vs. O. E. Couch, et al., Cause No. 2930 in the United States District Court for the Middle District of Tennessee, Nashville Division, a certified copy of which is found of record in Deed Book 3252, Page 171; all of said instruments being of record in the Register's office of Davidson County, Tennessee, and the land conveyed hereby is identified on the land records of TVA as being all of tract NNPSS-1 and part of tracts NNPSS-2, -3, and -4.

It is understood and agreed that First Parties, for themselves, their agents, successors and assigns, reserve permanent easements and rights of way over portions of the described land for TVA's access road, hoist tower, and railroad spur track in the general locations shown on TVA Drawing No. CC-41674, Revision 3, attached as an exhibit to Contract TV-24809A, hereinbefore identified, together with the right at any time to locate, erect, install, operate, and maintain over, upon, and across said land such water and sewer lines and public telephone circuits for TVA's use in connection with its North Nashville 161-kv Substation as TVA may deem necessary.

TO HAVE AND TO HOLD said land and premises unto Second Party, its successors and assigns, in fee simple, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And TVA does hereby covenant that USA is seized and possessed of the above described land; that TVA as legal agent of USA is duly authorized to convey the same; that said land is free and clear of liens and encumbrances; and that, subject only to such exceptions, conditions, restrictions, and limitations as are mentioned above, it will warrant and defend the title thereto against the lawful demands of all persons whomsoever.

IN WITNESS WHEREOF, United States of America and Tennessee Valley Authority have caused this instrument to be signed, sealed, attested, and delivered by their duly authorized agents and officers as of the date first above written.

UNITED STATES OF AMERICA

ATTEST:

By TENNESSEE VALLEY AUTHORITY, its legal agent

Leona L. Mackemus
Assistant Secretary

By L. J. Van Mol
General Manager

Law

ATTEST:

TENNESSEE VALLEY AUTHORITY

Leona L. Mackemus
Assistant Secretary

By L. J. Van Mol
General Manager

Approved by TVA
Board of Directors
APR 23 1964
ASSISTANT SECRETARY

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

On the 23 day of April, 1964, personally appeared before me L. J. Van Mol and Leona L. Mackemus to me personally known, who being by me duly sworn, did say that they are General Manager and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation in its individual capacity and as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said L. J. Van Mol and Leona L. Mackemus severally acknowledged said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA.

NOTARY PUBLIC

WITNESS my hand and official seal at Knoxville, Tennessee, the day and year aforesaid.

Lena M. Gaylor
Notary Public

My commission expires: 5-16-67