BOOK 9717 PG 291

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Metropolitan Government of Nashville
& Davidson County, Tennessee
325 Stahlman Building
Nashville, Tennessee 37201

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 133
PARCEL 4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cumberland Museums, a Tennessee not-for-profit corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Metropolitan Government of Nashville & Davidson County, Tennessee ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described according to Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as Map 133, Parcel No. 4 in Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, which are of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of June, 1995.

CUMBERLAND MUSEUMS, A TENNESSEE
NOT-FOR-PROFIT CORPORATION

By: _____
Richard M. Riebeling,
Chairman of Board of Trustees

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Richard M. Riebeling, 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 Chairman of the Board (or other officer authorized to execute the instrument) of CUMBERLAND MUSEUMS, A TENNESSEE NOT-FOR-PROFIT CORPORATION, the within named bargainor, and that he as such Chairman of Board of Trustees, executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as Chairman of Board of Trustees.

Witness my hand and official seal this the 28th day of June, 1995.

_____
Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $-0-/TAX EXEMPT - GOVERNMENTAL AGENCY.

_____
AFFIANT

Subscribed and sworn to before me this 28th day of June, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 9/16/95

95 JUN 30 AM 9:20
FELIX Z. WILSON II, REGIST.
DAVIDSON COUNTY, TN.

0074970
IDENTIF. & REFERENCE

5634 06/30 11:01 03CHECK

Being a tract of land in the Second Civil District, Davidson County, Tennessee, located on the northerly side of Elysian Fields Road, the westerly side of Nolensville Road, and the southerly side of the L & N Railroad, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way of the Louisville and Nashville Railroad (100.00 feet from the centerline) and the westerly margin of Nolensville Road; thence, with said margin of Nolensville Road with a spiral curve with the chord of south 45 degrees 29 minutes east, 107.44 feet; thence, south 42 degrees 45 minutes east, 3.27 feet; thence, continuing with said margin with a curve to the right, 167.40 feet, said curve having a radius of 6,852.00 feet, a central angle of 01 degrees 24 minutes, a tangent distance of 83.72 feet, and a chord of south 43 degrees 27 minutes east, 167.42 feet; thence, south 44 degrees 09 minutes east, 913.00 feet; thence, with an offset in said margin, south 45 degrees 51 minutes west, 6.00 feet; thence, south 44 degrees 09 minutes east, 73.00 feet to the northwest corner to Kenneth B. Everly, of record in Book 5055, Page 1, Register's Office for Davidson County, Tennessee; thence, leaving said margin with Everly's northwesterly line and a fence and tree row, south 45 degrees 53 minutes west, 1,129.20 feet to the northerly line of Elysian Park Subdivision, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee; thence, with said subdivision, north 86 degrees 14 minutes west, 357.20 feet to a fence corner; thence, continuing with said subdivision and passing the terminus of Lynn Drive and along the west line to Phillip S. Bacigalupo, or record in Book 2882, Page 545, Register's Office for Davidson County, Tennessee, south 03 degrees 49 minutes west, 637.01 feet to the northerly margin of Elysian Fields Road; thence, with said margin with a curve to the left, 38.71 feet, said curve having a radius of 714.97 feet, a central angle of 03 degrees 06 minutes 08 seconds, a tangent distance of 19.36 feet and a chord of north 72 degrees 50 minutes west, 38.71 feet; thence, north 71 degrees 17 minutes west, 7.15 feet; thence, continuing with said margin with a curve to the left, 334.88 feet, said curve having a radius of 812.13 feet, a central angle of 23 degrees 37 minutes 33 seconds, a tangent distance of 169.85 feet and a chord of north 83 degrees 06 minutes west, 332.51 feet; thence, with a curve to the left, 105.69 feet, said curve having a radius of 3,662.60 feet, a central angle of 01 degrees 39 minutes 12 seconds, a tangent distance of 52.85 feet and a chord of south 84 degrees 16 minutes west, 105.68 feet; thence, continuing with said margin, south 83 degrees 26 minutes west, 372.00 feet; thence, with a curve to the right, 352.50 feet, said curve having a radius of 2,913.00 feet, a central angle of 06 degrees 56 minutes, a tangent distance of 176.47 feet and a chord of south 86 degrees 54 minutes west, 352.29 feet; thence, north 89 degrees 38 minutes west, 2,118.30 feet to the southeast corner of a 95.00 acre tract; thence, leaving said margin and with the easterly line to said 95.00 acre tract, north 00 degrees 09 minutes west, 1,211.97 feet; thence, generally parallel to a nearby fence, north 87 degrees 06 minutes east, 375.55 feet; thence, continuing with said easterly line, north 00 degrees 09 minutes east, 902.83 feet; thence, north 87 degrees 15 minutes east, 566.86 feet; thence, north 00 degrees 09 minutes east, 395.95 feet to the southerly right-of-way of the Louisville and Nashville Railroad, the northeast corner of the 95.00 acre tract; thence, with said right-of-way with a curve to the right, 168.43 feet, said curve having a radius of 2,814.93 feet, a central angle of 03 degrees 25 minutes 41 seconds, and a tangent distance of 84.23 feet; thence, south 83 degrees 52 minutes east, 272.56 feet; thence, continuing with said right-of-way and a fence and tree row, south 02 degrees 17 minutes west, 306.96 feet; thence, north 86 degrees 26 minutes east, 1,540.95 feet to a point being 98.00 feet from the centerline; thence, north 08 degrees 49 minutes east, 23.09 feet to a point being 75.00 feet from the centerline; thence, continuing with said right-of-way, 75.00 feet distant from and parallel to the centerline with a curve to the left, 282.87 feet, said curve having a radius of 2,939.93 feet, a central angle of 05 degrees 30 minutes 46 seconds, a tangent distance of 141.54 feet and a chord of south 88 degrees 48 minutes 07 seconds east, 282.76 feet; thence, south 01 degrees 34 minutes east, 50.00 feet to a point being 125.00 feet from the centerline; thence, north 87 degrees 40 minutes east, 400.00 feet; thence, north 02 degrees 20 minutes west, 25.00 feet to a point being 100.00 feet from the centerline; thence, continuing with said right-of-way with a line 100.00 feet distant from and parallel to the centerline, north 87 degrees 40 minutes east, 53.00 feet to the point of beginning, containing 195.03 acres, more or less.

Being part of the same property conveyed to Nashville Children's Museum Association, a Tennessee non-profit corporation, by deed from Elise Croft, of record in Book 3765, page 248, as corrected in Book 3769, page 381, further modified and amended by deed of record in Book 4663, page 364, as further corrected by Deed of Correction of record in Book 6008, page 856, Register's Office for Davidson County, Tennessee. By certified copy of Charter Amendment of record in Book 6008, page 844, said Register's Office, the name of Nashville Children's Museum Association was changed to The Children's Museum. By the same foregoing instrument the name of The Children's Museum was changed to Cumberland Museum & Science Center. By certified copy of Amended and Restated Charter of record in Book 7499, page 232, said Register's Office, the name of Cumberland Museum & Science Center was changed to Cumberland Museums.

RECORDERS MEMO