0125137

IDENTIFICATION REFERENCE

PICK-UP

95 NOV 21 PM 12:57

DAVIDSON COUNTY, TN.

BOOK 9865 PG 958

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

WARRANTY DEED

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
YMCA of Nashville Middle Tennessee 213 McLemore Street Nashville, Tennessee 37203		**Map 131-9 Parcels 5 & 6**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Roy Conway Flowers, ("Grantor"), have bargained and sold and do hereby transfer and convey unto YMCA of Nashville Middle Tennessee ("Grantee"), its successors and assigns, a one-fourth (1/4) undivided interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Being a parcel of land in the Second Civil District, City of Forest Hills, Nashville, Tennessee, also being Lot 22 and part of Lot 23 of Westhaven Subdivision, Section 1, of record in Book 1130, page 7, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a highway right-of-way monument in the west margin of U.S. Highway 431 (Hillsboro Road), said monument being located 550.00 feet, more or less, south of the intersection of Harding Place and U.S. Highway 431, also being the southeast corner of the herein described tract and the northeast corner tract of Thomas Batey, of record in Book 5177, page 603, Register's Office for Davidson County, Tennessee; thence with Batey's north line as follows: north 74 deg. 36' west, 73.94 feet to a point; north 75 deg. 51' west, 100.00 feet to a point; north 73 deg. 02' west, 100.00 feet to a point; north 73 deg. 07' west 100.00 feet to an iron pin; north 66 deg. 38' west, 99.94 feet to an iron pin; north 65 deg. 31' west, 100.01 feet to an iron pin; north 64 deg. 13' west, 100.00 feet to a point; north 77 deg. 38' west, 36.07 feet to a point, said point being the northwest corner of Batey tract and the northeast corner of tract of James H. Reed, IV, of record in Book 5414, page 506, Register's Office of Davidson County, Tennessee; thence, with Reed's line, north 81 deg. 22' west 101.58 feet to a point; thence, north 04 deg. 43' west 165.63 feet to a point in the southerly margin of Harding Place; thence, with said southerly margin, in an easterly direction, with a curve to the left having a central angle of 03 deg. 24' 51", a radius of 5,186.69 feet, and a tangent of 154.58 feet for a distance of 309.065 feet to a point; thence, continuing with said margin, north 87 deg. 52' east, 127.70 feet to a highway monument; thence, south 80 deg. 49' east, 152.84 feet to a point; thence, north 82 deg. 09' east, 100.50 feet to a point; thence, south 89 deg. 03' east, 185.13 feet to a point; thence, with a curve to the right, having a central angle of 115 deg. 28' 35", a radius of 59.97 feet, and a tangent of 95.00 feet, for a distance of 120.86 feet to a highway

monument in the west margin of U.S. Highway 431; thence, with said margin, south 26 deg. 26' west, 229.19 feet to a highway monument; thence, south 19 deg. 28' west, 123.43 feet to the point of beginning, containing 256,847.00 square feet or 5.90 acres, more or less.

Being a one-fourth (1/4) undivided interest in the same property conveyed to Roy Conway Flowers, unmarried, by deed from Mary Davenport Thym, unmarried, of record in Book 9449, page 781, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Book 1130, page 7, Register's Office for Davidson County, Tennessee and any and all other easements and restrictions of record.

This is unimproved property known as Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for 1995 real estate taxes which Grantee agrees to assume.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Grantor declares that the Property was conveyed to the Grantee for the use and benefit of YCAP, a division of Grantee. The Property is hereby restricted as to the Grantee herein only, for the use and benefit of YCAP. This restriction shall apply for so long as YCAP shall exist.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of November, 1995.

Roy Conway Flowers

Roy Conway Flowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $50.00 X4.

Roy Conway Flowers
AFFIANT

Subscribed and sworn to before me, this 21 day of November, 1995.

Dana Cothern
NOTARY PUBLIC

My Commission Expires:
3-23-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana Cothern, a Notary Public of this county, Roy Conway Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 1995.

Dana Cothern
NOTARY PUBLIC

My Commission Expires:
3-21-96

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