ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
312 8TH AVENUE NORTH
15TH FLOOR
NASHVILLE, TN 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR.
631 SECOND AVENUE SOUTH
SUITE 3F
NASHVILLE, TN 37210

MAP-PARCEL NUMBER:

MAP 91-4
PARCEL 14

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY THOUSAND FIVE HUNDRED DOLLARS AND NO/100 ($30,500.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CITIZENS SAVINGS BANK AND TRUST COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at an iron rod having coordinates N=668317.5034, E=1722558.2365, said point being situated in the easterly margin of Thirty-Eighth Avenue, 100.00 feet north of the intersection of John A. Merritt Boulevard and Thirty-Eighth Avenue.

Thence, with said street, South 11 degrees 46 minutes 49 seconds East, a distance of 50.00 feet to a point being the northeast corner of the property conveyed to City Development Company of record in Book 4160, page 28, Register's Office for Davidson County, Tennessee.

Thence, South 73 degrees 29 minutes 37 seconds West, a distance of 155.02 feet to a point,

Thence, North 11 degrees 46 minutes 49 seconds West, a distance of 29.94 feet to a point in the northerly margin of an alley;

Thence, with said alley, North 73 degrees 29 minutes 37 seconds East, a distance of 5.02 feet to an iron rod;

Thence, North 11 degrees 46 minutes 49 seconds West, a distance of 20.06 feet to an iron rod;

Thence, North 73 degrees, 29 minutes, 37 seconds East, a distance of 150.00 feet to the point of beginning and containing 7324.209 square feet or 0.175 acres of land, according to a survey of Allen R. Trumbo, RLS No. 1127, dated May 27, 1997.

Being the same property conveyed to Grantor by deed of record in Book 7099, page 621, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to an easement for sanitary sewers and/or storm drainage of record in Book 4116, page 664, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS, FOREVER: AND WE DO

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COVENANT WITH THE SAID GRANTEE 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS 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 21ST DAY OF AUGUST, 1998.

CITIZENS SAVINGS BANK AND TRUST COMPANY

BY: Deborah Scottaisly

ITS: President/CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary public in and for the State and County aforesaid, personally appeared DEBORAH SCOTTAISLY PRES CEO, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged HER self to be the PRESIDENT of Citizens Savings Bank and Trust Company, the within named bargainor, a corporation (or partnership), and that SHE, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by HER self as such officer (or partner).

Witness my hand and official seal at office this 21ST day of AUGUST, 1998.

Notary Public

My Commission Expires:

Nov 27, 1999

GREGORY L PACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PICK-UP

98 AUG 24 PM 12:28

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0949 08/24 0101 03CHECK 10.

IDENTIF. + REFERENCE

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