NUMBER 37752 RECORDED MAY 9TH,1940 D.S. BUBIS ET AL, TO AMERICAN TEA & COFFEE COMPANY

25M MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of NINETEEN THOUSAND ONE HUNDRED SEVENTY FIVE ($19,175.00) DOLLARS, PAID AND TO BE PAID BY THE AMERICAN TEA & COFFEE COMPANY/*ASSUMES A MORTGAGE INDEBTEDNESS OF SAID AMOUNT DUE THE COMMERCE UNION BANK OF NASHVILLE, TENNESSEE, AND FOR THE BALANCE OF $15,175.00 THE CONVEYEES HEREIN ARE CREDITED ON THE BOOKS OF THE AMERICAN TEA & COFFEE COMPANY IN THE FOLLOWING AMOUNTS; D.S. BUBIS $3,251,96, AND I.BUBIS $3,251.97, AND FOR THE BALANCE OF $8671.07 THE AMERICAN TEA & COFFEE COMPANY HAS THIS DAY ISSUED ITS TWO PROMISSORY NOTES, OF EVEN DATE HEREWITH, ONE PAYABLE TO THE ORDER OF D.S. BUBIS FOR $4,335.53 AND THE OTHER PAYABLE TO I. BUBIS FOR $4,335.54, EACH OF SAID NOTES ARE PAYABLE AT THE RATE OF $50.00 PER MONTH, THE FIRST PAYMENT BEING DUE ONE MONTH AFTER DATE WITH INTEREST AT 6%. THE AMERICAN TEA & COFFEE COMPANY HAS THE PRIVILEGE OF PAYING MULTIPLES OF $50.00 AT ANY TIME, A LIEN IS RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES.

WE, DAVID S. BUBIS AND I. BUBIS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID AMERICAN TEA & COFFEE COMPANY, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OFLAND IN DAVIDSON COUNTY,STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT;

FIRST TRACT:- THE WESTERLY 85 FEET OF THESOUTHERLY PART OF LOT NO.3 ON THE PLAN OF THE BOYD COCKRILL'S SPRING TRACT , AS OF RECORD IN BOOK 21, PAGE 40, R.O. D.C. TENNESSEE.

BEGINNING ON THE NORTHERLY MARGIN OF CHARLOTTE AVENUE AT THE CORNER OF LOTS NOS 3, AND 4; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE EASTERLY 85 FEET TO THE SOUTHWEST CORNER OF THE J.W. DENNIS LOT; THENCE NORTHERLY WITH THE WESTERLY LINE OF THE SAID DENNIS LOT, AND PERPENDICULAR TO CHARLOTTE AVENUE 163 FEET 10 INCHES MORE OR LESS, TO THE RIGHT OF WAY OF THE NASHVILLE CHATTANOOGA AND ST. LOUIS RAIL WAY; THENCE WITH SAID RIGHTY OF WAY IN A SOUTHWESTERLY DIRECTION TO THE LINE BETWEEN SAID LOTS NOS. 3 AND 4, THENCE WITH SAID LINE SOUTHERLY 118 FEET 3 INCHES MORE OR LESS, TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO DAVID BUBIS AND I.BUBIS BY DEED OF RECORD IN BOOK 612, PAGE 611,R.O.D.C. TENNESSEE

SECOND TRACT:* BEGINNING AT A POINT IN THE NORTH MARGIN OF CEDAR STREET, AT THE SOUTHEAST CORNER OF LOT NO.4, OF WHAT IS KNOWN AS THE COCKRILL SPRINGS TRACT, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF A LOT NOW OWNED BY D.S. BUBIS AND NEAR THE CENTER OF 25TH AVENUE NORTH AND CEDAR STREET, THENCE WEST ALONG CEDAR STREET 45 FEET TO A POINT; THENCE NORTHWARDLY PERPENDICULAR TO SAID STREET, A DISTANCE OF 94 FEET TO THE N.C.& ST. L. RIGHT- OF WAY LINE, (SAID LINE BEING PARALLEL TO AND DISTANT 50 FEET FROMTH' CENTER LINE OF THE SOUTH BOUND MAIN TRACK) THENCE EASTWARDLY 49 FEET MORE OR LESS, ALONG SAID RIGHT OF WAY LINE TO BUBIS' NORTHWEST CORNER THENCE SOUTH WITH HIS WEST LINE 115 FEET, MORE OR LESS TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO D.S. BUBIS BY DEED OF RECORD IN BOOK 734, PAGE 22, R.O.D.C. TENNESSEE.

(*)AS FOLLOWS FOR $4,000.00 THE AMERICAN TEA AND COFFEE COMPANY

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said AMERICAN TEA & COFFEE COMPANY ITS SUCCESSORS, ~~heirs~~ and assigns, forever, and WE, do covenant with the said AMERICAN TEA & COFFEE COMPANY that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said AMERICAN TEA& COFFEE COMPANY ITS SUCCESSORS, ~~heirs~~ and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 27 day of APRIL 1940

Witness: DAVID S. BUBIS,

I.BUBIS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.LYNCH a Notary Public in and for said County and State, the within-named DAVID S.BUBIS AND I. BUBIS, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~And~~ wife of the said , having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of APRIL, 1940

Commission Expires OCT.10. 1942. (Seal.) E.LYNCH

U. S. R. S. $15.50 Notary Public.

RECD MAY 8TH,1940 AT 9;31 A.M.

W.W. SHEA, TO JAMES W.NAPIER ET AL,

NUMBER 37670 RECORDED MAY 8TH,1940

25M MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of TWO THOUSAND, FIVE HUNDRED ($2,500.00) DOLLARS, CASH IN HAND TO ME PAID BY JAMES W. NAPIER AND W.E. NORVELL, JR., RECEIPT OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, I, W.W. SHEA, AN UNMARRIED MAN HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID JAMES W. NAPIER AND W.E. NORVELL, JR. AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AS TENANTS IN COMMON, IN EQUAL SHARES, CERTAIN REAL PROPERTY LOCATED AND SITUATED IN THE STATE OF TENNESSEE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING THE EASTERLY HALF OF LOT NO.177 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS AS OF RECORD IN BOOK 9 PAGES 322, AND 323, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO.177FFRONTS 50 FEET ON THE NORTHERLY SIDE OF DEMONBREUN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W.W.SHEA BY DEED FROM L. THEO HOLT AND WIFE OF RECORD IN BOOK 1031, PAGE 137, SAID REGISTER'S OFFICE

TO HAVE AND TO HOLD THE SAID PREMISES OF PROPERTY WITH ALL THE RIGHTS, ESTATE, TITLE EASEMENTS AND APPURTENANCES THEREUNTO BELONGING , TO THE SAID JAMES W.NAPIER AND W.E. NORVELL, JR., AS TENANTS IN COMMON AS AFORESAID, AND THEIR HEIRS AND ASSIGNS, FOREVER.

I, THE SAID W.W. SHEA DO COVENANT THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID PROPERTY, HAVE A GOOD RIGHT TO CONVEY SAME AND THAT SAME IS UNENCUMBERED, EXCEPT BY LIEN OF 1940 STATE, COUNTY AND CITY ADVALOREM TAXES WHICH SAID TAXES ARE ASSUMED BY THE PURCHASERS, SAME HAVING BEEN PRO RATED AS OF THE DATE OF THIS DEED, AND THE VENDOR'S PART OF SAID PRO RATE HAVING BEEN DEDUCTED FROM THE PURCHASE PRICE AND RETAINED BY THE PURCHASERS.

I, THE SAID W.W. SHEA, DO FURTHER COVENANT AND BIND MYSELF MYHEIRS AND REPRESENTATIVES TO WARRANT AND DEFEND THE TITLE TO SAID PROPERTY TO THE SAID JAMES W. NAPIER, AND W.E. NORVELL, JR., THEIR HEIRS AND ASSIGNS, FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

~~**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said , heirs and assigns, forever, and do covenant with the said I, THE SAID W.W. SHEA DO COVENANT SAME that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and THAT SAME IS unincumbered, EXCEPT BY LIEN OF 1940 STATE COUNTY AND CITY ADVALOREM TAXES, WHICH SAID TAXES ARE ASSUMED BY THE PURCHASERS , SAME HAVING BEEN PRO RATED AS OF THE DATE OF THIS DEED AND THE VENDORS'S PART OF SAID PRO RATE HAVING BEEN DEDUCTED FROM And THE PURCHASE PRICE AND RETAINED BY THE PURCHASERS do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said , heirs and assigns, against the lawful claims of all persons whomsoever~~

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AT NASHVILLE, TENNESSEE ON

~~Witness hand~~, this 7TH day of MAY 1940

Witness: W.W. SHEA

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILLIAM MCKINSTRY JR., a Notary Public in and for said County and State, ~~the within named~~ W.W. SHEA THE WITHIN NAMED ~~the~~ bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

~~And~~ wife of the said , having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of MAY, 19 40

Commission Expires 1/4/43 (Seal.) WILLIAM MCKINSTRY JR.,

U. S. R. S. $ 2.50 Notary Public.

RECD MAY 7TH,1940 AT 10;20A.M