(SEAL) THE NASHVILLE, CHATTANOOGA & ST,LOUIS RAILWAY

BY- FITZGERALD HALL
PRESIDENT.

ATTEST: T. A. CALRKSON
SECRETARY

STATE OF TENNESSEE)
DAVIDSON COUNTY)

BEFORE ME, W. P. SENSING, A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED FITZGERALD HALL AND T. A. CLARKSON, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT, AND SECRETARY OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY, A CORPORATION, THE WITHIN NAMED BARGAINOR, AND FITZGERALD HALL, AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO, ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND THE SAID T. A. CLARKSON, ACKNOWLEDGED THAT UNDER THE POWER VESTED IN HIM BY THE BARGAINOR, AS SECRETARY, HE ATTESTED THE FOREGOING INSTRUMENT AFFIXED THE CORPORATE SEAL THERETO.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 21ST DAY OF SEPTEMBER, 1942.

(SEAL) W. P. SENSING
NOTARY PUBLIC, DAVIDSON COUNTY
TENNESSEE

REC OCT 9, 1943 AT 11:04 A M
LP

NUMBER 102870 RECORDED OCT 12, 1943

JOSEPH DEMATTEO
TO } DEED
DE LUXE ICE CREAM CO.

WHEREAS, ON OCTOBER 6, 1943, BY DEED OF RECORD IN BOOK 398, PAGE 609, RODC TENNESSEE, MARY H. COLEMAN AND HUSBAND FRANK P. COLEMAN, SOLD AND CONVEYED TO, FRANK DEMATTEO THE PROPERTY HEREINAFTER DESCRIBED, AND,

WHEREAS, THE SAID FRANK DEMATTEO, A WIDOWER, DIED TESTATE ON NOVEMBER 1, 1938, AND BY HIS LAST WILL AND TESTAMENT, WHICH WAS PROBATED IN THE COUNTY COURT AT NASHVILLE, TENNESSEE, ON NOVEMBER 9, 1938, OF RECORD IN WILL BOOK 55, PAGE 351, OF SAID COURT, THE SAID FRANK DEMATTEO, AFTER MAKING CERTAIN BEQUESTS, GAVE AND DEVISED ALL OF THE RESIDUE OF HIS REAL AND PERSONAL PROPERTY, INCLUDING THE PROPERTY HEREINAFTER DESCRIBED TO HIS SON, JOSEPH DEMATTEO, "IN FEE AND FOREVER FOR HIS ABSOLUTE USE AND BENEFIT, TO DO WITH AS HE DESIRES, WITH FULL POWER TO MORTGAGE, SELL GIVE, DEED AND DEVISE" AND,

WHEREAS, ALL DEBTS OWING BY THE SAID FRAND DEMATTEO, DECEASED, HAVE BEEN PAID IN FULL, AND HIS ESTATE HAS BEEN CLOSED, SETTLEMENT MADE WITH THE COUNTY COURT AND THE SAID JOSEPH DEMATTEO, AS EXECUTOR OF THEREOF OF HIS FATHER, HAS BEEN

DENUDED OF HIS TRUST, AND RELEASED AND DISCHARGED OF ALL LIABILITIES AS SUCH EXECUTOR, AND,

WHEREAS, THE SAID JOSEPH DEMATTEO IS NOW THE SOLE, ABSOLUTE AND UNCONDITIONAL OWNER OF THE PROPERTY HEREINAFTER DESCRIBED.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF FIVE THOUSAND ($5,000.00) DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPH DEMATTEO AND WIFE, ANNA L. DEMATTEO, HAVE THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO THE DE LUXE ICE CREAM COMPANY, A PARTNERSHIP COMPOSED OF A. B. CATAGNANI, GEORGE L. CATAGNANI, A. JOE CATAGNANI AND JOHN O. CATAGNANI, THE FOLLOWING REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE:

PART OF LOT NO. 20 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE NORTH, FORMERLY MARKET STREET, AT THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE SOUTHERLY 47-1/4 FEET TO THE N. E. CORNER OF A PART OF SAID LOT, FORMERLY OWNED BY GEO. K. WHITWORTH; THENCE WITH THE NORTHERLY LINE OF SAID WHITWORTH LOT WESTERLY 136-1/2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHERLY 47-1/4 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT NO. 20; THENCE WITH SAID LINE EASTERLY 136-1/2 FEET, MOREOR LESS, TO THE BEGINNING, AND BEING THE SAME PROPERTY DEVISED TO ME, JOSEPH DEMATTEO, BY MY FATHER, FRANK DEMATTEO, UNDER HIS WILL WHICH IS OF RECORD IN WILL BOOK, 55 PAGE 351, OF THE COUNTY COURT CLERK'S OFFICE AT NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED REAL ESTATE, WITH ALL THE RIGHT, TITLE, INTEREST AND APPURTENANCES THEREUNTO BELONGING, TO THE SAID DE LUXE ICE CREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, FOREVER.

WE COVENANT WITH THE SAID DE LUXE ICE CREAM COMPANY THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID PROPERTY, IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY SAME, AND THAT IT IS UNENCUMBERED, EXCEPT BY TAXES FOR THE YEAR 1943, WHICH SAID VENDEE ASSUMES AND AGREES TO PAY.

WE FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID REAL ESTATE TO THE SAID DE LUXE ICE CREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, FREE FROM THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

THE ABOVE DESCRIBED REAL ESTATE WAS PURCHASED FOR AND ON ACCOUNT OF SAID PARTNERSHIP, AND WAS PAID FOR OUT OF PARTNERSHIP ASSETS. A DEED OR OTHER INSTRUMENT EXECUTED BY, IN THE NAME, AND ON BEHALF OF THE DE LUXE ICE CREAM COMPANY, SIGNED AND ACKNOWLEDGED BY A. B. CATAGNANI, ITS GENERAL MANAGER, SHALL BE LEGALLY SUFFICIENT TO PASS THE TITLE TO THE ABOVE DESCRIBED PROPERTY, AND NO PURCHASER THEREOF SHALL BE CHARGED WITH ANY RESPONSIBILITY OR LEGAL LIABILITY IN CONNECTION WITH THE DISTRIBUTION OF THE PROCEEDS OF SALE OF SAID PROPERTY.

IN WITNESS WHEREOF, WE, JOSEPH DEMATTEO AND WIFE, ANNA D. DEMATTEO, HAVE