DAVIDSON COUNTY WARRANTY DEED

Book No. 1260

IN THE ERECTION AND MAINTENANCE OF SAID LINES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES ON THIS 21ST DAY OF JANUARY 1943.

LOYD HICKERSON;

HELEN F. HICKERSON,

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

ON THIS 21ST DAY OF JANUARY 1943, BEFORE ME PERSONALLY APPEARED LOYD HICKERSON, AND HELEN F. HICKERSON HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT , AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND, AT OFFICE, THIS 21ST DAY OF JANUARY 1943.

(SEAL)

L.T.WILLIAMS,

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 5, 1943.

I CERTIFY THAT I HAVE QUALIFIED AS A NOTARY PUBLIC IN AFORESAID COUNTY PROVIDED IN CHAPTER 193, PUBLIC ACTS OF 1935.

RECEIVED JANUARY 22ND, 1943. AT 9;03 A.M.

.....F.C.....

NUMBER 90924 RECORDED JANUARY 25TH,1943.

GENERAL AMERICAN LIFE INS. CO.
TO DEED
GENERAL COMMISSON ON EVANGELISM
OF THE METHODIST CHURCH

WARRANTY DEED

(R.E. 2077)

THIS INDENTURE MADE THIS 22ND, DAY OF JANUARY 1943, BETWEEN GENERAL AMERICAN LIFE INSURANCE COMPANY, A MISSOURI CORPORATION, WITH ITS OFFICE AND PRINCIPAL PLACE OF BUSINESS IN THE CITY OF ST. LOUIS MISSOURI AS GRANTOR, AND GENERAL COMMISSION ON EVANGELISM OF THE METHODIST CHURCH A TENNESSEE, CORPORATION, OF NASHVILLE, TENNESSEE, AS GRANTEE, WITNESSETH; THAT:

GRANTOR , IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($212.500.00) OF WHICH AMOUNT ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100.000.00) HAS BEEN PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY GRANTOR, AND THE BALANCE OF WHICH IS EVIDENCED BY A PURCHASE MONEY PROMISSORY NOTE EXECUTED BY THE GRANTEE, PAYABLE TO THE ORDER OF GRANTOR HEREIN IN THE PRINCIPAL AMOUNT OF ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($112.500.00) A VENDOR'S LIEN BEING HEREBY RETAINED TO SECURE THE PAYMENT OF SAID NOTE AND WHICH NOTE IS FURTHER SECURED BY A PURCHASE MONEY DEED OF TRUST OF EVEN DATE HEREWITH, THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED FROM GRANTEE BY GRANTOR, HAS BARGAINED, SOLD AND CONVEYED, AND , BY THESE PRESENTS DOES

DAVIDSON COUNTY WARRANTY DEED

Book No. 1260

BARGAIN,SELL, TRANSFER AND CONVEY, SUBJECT TO THE ENCUMBRANCES HEREINAFTER ENUMERATED, UNTO THE SAID GENERAL COMMISSION ON EVANGELISM OF THE METHODIST CHURCH, ITS SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OF LAND SITUATED AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON,STATE OF TENNESSEE, TO WIT:

BEING PART OF LOT NO.140 ON THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE NOT OF RECORD , BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING ON THE WESTERLY MARGIN OF SEVENTH AVENUE, NORTH FORMERLY VINE STREET, AT THE NORTH FACE OF A STONE PILLAR, BEING THE SOUTHEAST CORNER OF A LOT CONVEYED TO CHARLES HIRSHBERG, TRUSTEE BY THE CENTENNIAL CLUB, OF RECORD IN BOOK 472, PAGE 439, REGISTER'S OFFICE FOR SAID COUNTY. RUNNING THENCE SOUTHERLY ALONG THE WEST MARGIN OF SAID SEVENTH AVENUE, NORTH 83, FEET AND 3 INCHES TO THE NORTH MARGIN OF THE ALLEY WHICH DIVIDES THIS PROPERTY FROM THE PROPERTY OF THE HUME- FOGG HIGH SCHOOL; THENCE WESTERLY ALONG THE NORTHERLY MARGIN OF SAID ALLEY, 172 FEET TO THE EAST MARGIN OF AMOTHER ALLEY; THENCE NORTHERLY ALONG THE EAST MARGIN OF SAID LAST-NAMED ALLEY; 83 FEET 3 INCHES TO THE FACE OF A BRICK WALL, BEING THE SOUTHWEST CORNER OF THE LOT NOW OWNED BY CHARLES HIRSHBERG, TRUSTEE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 172 FEET TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO GENERAL AMERICAN LIFE INSURANCE COMPANY BY MISSOURI STATE LIFE INSURANCE COMPANY BY DEED OF DATE SEPTEMBER 7,1933, OF RECORD IN BOOK 931, PAGE 410, R.O.D.C. TENNESSEE, EXCEPT A STRIP OF LAND SIX FEET WIDE ALONG THE ENTIRE WEST MARGIN OF SEVENTH AVENUE NORTH, CONVEYED TO THE MAYOR AND CITY COUNCIL OF NASHVILLE, FOR THE PURPOSE OF WIDENING SEVENTH AVENUE NORTH,

TOGETHER WITH ANY AND ALL BUILDINGS, IMPROVEMENTS AND APPURTENANCES CONSTRUCTED OR EXISTING UPON SAID LAND OR ANY PART THEREOF, INCLUDING ALL DYNAMOS, MOTORS, BOILERS, SCREENS WINDOW SHADES, FURNACES REFRIGERATOR SYSTEM, CLEANING SYSTEM, HEATING VENTILATING , PLUMBING, ELECTRIC LIGHT AND GAS FIXTURES, ELEVATORS AND FITTINGS , MACHINERY, APPLIANCES, PLANTS, APPARATUS AND FITTINGS AND TOGETHER WITH ANY AND ALL FURNITURE AND FIXTURES LOCATED IN SAID BUILDING AND OWNED BY GRANTOR.

TO HAVE AND TO HOLD THE SAME, WITH ALL AND SINGULAR THE RIGHTS IMMUNITIES, PROVILEGES AND APPURTENANCES, THERETO BELONGING, UNTO THE SAID GRANTEE, AND ITS SUCCESSORS, AND ASSIGNS, FOREVER; THE SAID GRANTOR, FOR ITSELF ITS SUCCESSORS, AND ASSIGNS, HEREBY COVENANTING AND AGREEING TO AND WITH THE SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN FEE OF THE AFORESAID PREMISES,THAT THE SAME ARE FREE FROM ALL ENCUMBRANCES EXCEPT LEASES AND RIGHTS OF TENANTS IN POSSESSION, BUILDING LINES AND RESTRICTIONS, ENCROACHMENTS AND QUESTIONS OF SURVEY, IF ANY, PARTY WALL AGREEMENTS AND OTHER COMMUNITY AGREEMENTS, IF ANY, ZONING LAWS AND ORDINANCES OF THE CITY OF NASHVILLE, TENNESSEE,SERVICE CONTRACTS,IF ANY, EASEMENTS, IF ANY, THAT CERTAIN AGREEMENT RECORDED IN BOOK 1034, AT PAGE 464 OF THE RECORDS OF DAVIDSON COUNTY,TENNESSEE, GENERAL TAXES AND SPECIAL