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WARRANTY DEED

EWING NICHOLSON, ET UX

TO

KLEEN RITE CLEANERS, INC.

REGISTRATION FEE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 A
of OCT 1948
Recorded in Book 67 P 605
Fees: 1.50
C. McSpadden

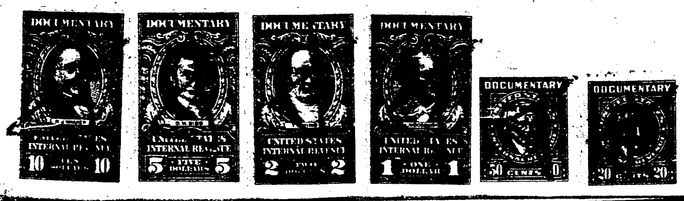
THOMAS M. EVANS
ATTORNEY AT LAW
THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE

FOR AND IN CONSIDERATION of the sum of FIVE AND NO/100 ($5.00) DOLLARS, and other valuable considerations, cash in hand paid by Kleen Rite Cleaners, Inc., the receipt of which is hereby acknowledged, and as a further consideration for this grant and conveyance, Kleen Rite Cleaners, Inc., being authorized so to do, does hereby assume and agree to pay all sums of money due and payable for the construction of a building on the premises hereinafter described, and it further assumes and agrees to pay the just and full sum of $25,000.00, evidenced by a promissory note dated April 23, 1948, in the principal sum of $25,000.00, payable to the order of the Third National Company, in installments as follows: On the first day of May, 1949 the sum of $625.00, and thereafter 17 semi-annual payments each for like amount, and the balance of said principal sum of $13,750.00 payable on May 1, 1958, said note being secured by deed of trust dated April 23, 1948, from Ewing Nicholson, et ux, to W. H. Haynes, Trustee, of record in Book 1593, page 479, Register's Office for Davidson County, Tennessee; now therefore,

We, EWING NICHOLSON and wife, JESSIE A. NICHOLSON, have bargained and sold and by these presents do transfer and convey unto the said KLEEN RITE CLEANERS, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of lots Nos. 140 and 141 on the Plan of the Boyd Home Tract, as of record in book 21, page 39, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor, October 16, 1945, as follows:

Beginning on the southerly margin of Broadway, at a point 296 feet 8 inches west of the westerly margin of 17th Avenue South, being 50 feet west of the line between lots Nos. 140 and 141; thence southwardly with the easterly line of Mrs. A. J. Warren's property, 193 feet to a stake, thence eastwardly 46 feet 8 inches to the line between lots Nos. 140 and 141, which point is in the center of a 16-foot alley; thence with the line between said two



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