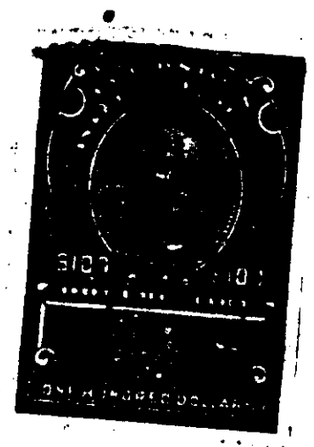
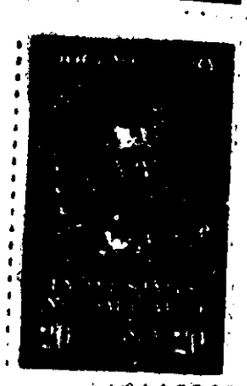
FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable considerations, paid to the undersigned by EIGHTH AVENUE REALTY COMPANY, a private Tennessee corporation, the receipt of all of which is hereby expressly acknowledged, the undersigned, UNITED STATES TOBACCO COMPANY, a corporation organized and existing under and by virtue of the laws of the State of New Jersey, has this day bargained and sold, and does hereby transfer and convey unto the said EIGHTH AVENUE REALTY COMPANY, its successors and assigns, certain real estate situate in Davidson County, Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, and being Lots Nos. 1, 2, 3, 4, Lot "O", a 1½ acre tract, and a 20 foot alley or alleys on the plan of a subdivision of part of W. B. Cooper's estate, as of record in Book 161, page 66, Register's Office for said County, described, according to a survey made by Z. J. Wilkinson, Surveyor, dated December 6, 1948, as follows:











Beginning at a point in the northerly margin of Jo Johnston Avenue, at the northeast corner of said Jo Johnston Avenue and 21st. Avenue North; thence with the northerly margin of said Jo Johnston Avenue, northeastwardly 252.7 feet to the common corner of Lots "O" and "A"; thence with the line between said Lots "O" and "A", northwardly 195 feet to a point in the southern boundary line of said 1½ acre tract; thence north 58° 15' east 12 feet to a point; thence north 31° 45' west 217 feet to a point in the southerly margin of the N.C. & St. L. Railroad right-of-way; thence with the southerly margin of said right-of-way south 46° 20' west 307.1 feet to a point; thence south 2° 48' west 186.41 feet to a point in the northerly margin of a 20 foot alley; thence with the northerly margin of said alley, north 58° 15' east 141.51 feet to the northeast corner of said 21st. Avenue North; thence with the easterly margin of said 21st. Avenue North, southwardly 195 feet to the beginning.

Being all of the real estate now owned by United States Tobacco Company north of Jo Johnston Avenue and south of the Nashville, Chattanooga & St. Louis Railroad yards between Twentieth (20th) Avenue North, and Twenty-First (21st) Avenue North, in Nashville, Davidson County, Tennessee, and being the property conveyed to United States Tobacco Company, in its then name, to-wit, Weyman-Bruton Company, (a) by deed of Thomas W. Gardner et ux, of record in Book 508, page 555, Register's Office for Davidson County, Tenn., and (b) by deed from The American Snuff Company, of record in Book 426, page 17, Register's Office for Davidson County, Tenn.; and that acquired under or by virtue of Ordinance No. 1118, of the Mayor and City Council of the City of Nashville, past December 21, 1937 and approved by the Mayor on December 22, 1937, and enrolled on March 9, 1938 in Book 5, page 17, office of the City Clerk of the City of Nashville; and that acquired under or by virtue of Ordinance No.48-209, of the Mayor and City Council of the City of Nashville, passed January 11, 1949, approved by the Mayor on January 12, 1949, and enrolled on the day of , 1949, in Book , page , of the office of the City Clerk of the City of Nashville.