WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nine Thousand Five Hundred ($9,500.00) Dollars, cash in hand paid to American Service Company, a Maryland corporation doing business in Tennessee, the receipt of which is hereby acknowledged, the said American Service Company has bargained and sold, and by these presents does transfer and convey unto DORIC BUILDING COMPANY, of Nashville, Tennessee, a corporation chartered under the general welfare laws of the State of Tennessee, its successors and assigns, the following tract or parcel of land in Davidson County, State of Tennessee:

Lots Nos. 3 and 4 on the Map of St. Bernard Place, of record in Book 161, page 171, Register's Office for said County. Said lots adjoin and front together 75 feet on the west side of Hillsboro Pike, or 21st Avenue, South, and run back 135.5 feet on the north line and 152.5 feet on the south line, to an alley and measure 78 feet thereon.

Being the same property conveyed to American Service Company by deed from Merchants Ice Delivery Co., of record in Book 963, page 756, said Register's Office.

Taxes for the year 1949 will be prorated as of date of deed.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said DORIC BUILDING COMPANY, its successors and assigns.

And American Service Company does covenant with the said DORIC BUILDING COMPANY, its successors and assigns, that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and the same is unincumbered.

And American Service Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said DORIC BUILDING COMPANY, its successors and assigns, against the lawful claims of all persons whomsoever.

Paul E. Sexton joins in this deed for the purpose of assigning, quitclaiming and releasing unto grantee herein, and does hereby assign, quitclaim and release unto grantee, all of his right, title and interest in and to the above real estate arising by virtue of an option contract, of record in Book 1683, page 382, Register's Office of Davidson County, Tenn.