FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00), cash in hand paid by A. L. HALL, to SOUTHERN LIBRARY BINDERY COMPANY, receipt of which is hereby acknowledged, Southern Library Bindery Company, a Tennessee Corporation, of Nashville, Tennessee, bargained and sold and by these presents does transfer and convey unto the said A. L. Hall, her heirs and assigns, forever, in fee simple, a certain tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being the westerly ½ of Lot No. 174 on the Map of McNairy, Kirkman & Porter's Addition to Nashville, of record in Book 9, Page 322, Register's Office for said County.

Said part of said Lot No. 174 fronts 50 feet on the south side of Demonbreun Street and runs back between parallel lines 175 feet to an alley, being the same property conveyed to Southern Library Bindery Company by deed of John S. Hilam and wife, of record in Book 1536, Page 179, Register's Office for Davidson County, Tennessee.

The above described property is conveyed expressly subject to the terms and conditions of Contract of Lease entered into between Southern Library Bindery Company, as Owner, and Nixon Machinery Company, Inc., of Nashville, Tennessee, as Lessee, under date of August 3, 1951, for a term of five (5) years, beginning November 1, 1951, and ending October 31, 1956. Grantee herein acknowledges receipt of an original executed copy of said lease and by acceptance of this deed accepts said property subject to all terms and conditions of said contract of lease. Grantor further assigns to Grantee said contract of lease and all benefits accruing therefrom, and covenants and warrants that it has not otherwise hypothecated the rents to be paid by the Lessee thereunder.