FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HERMITAGE VIEW FARMS, INC., a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold and by these presents does transfer and convey unto NED FELDMAN, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof, made July 13, 1945, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the south margin of the new Lebanon Road 100 feet west of the northwest corner of the property conveyed to John W. Myers by deed from H. O. Rinaldo, of record in Book 1166, page 516, Register's Office for said County; thence southerly parallel to said Myers' west line south 4° 15' west 268.6 feet, more or less, to the north line of the property of Mac Fuqua; thence along Fuqua's north line, North 84° 15' west 88.6 feet to a point; thence northerly 292 feet, more or less, to the south margin of the new Lebanon Road; thence with the margin of same, south 74° east 106.15 feet, more or less, to the beginning.

Being the same property conveyed to Hermitage View Farms, Inc., by deed from Peabody Courts, Inc., of record in Book 2282, page 393, said Register's Office.

This conveyance also includes the air-conditioning units installed in said premises (not including window units) three of which are subject to outstanding contracts with tenants occupying a portion of the building located on said premises.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said NED FELDMAN, his heirs and assigns, forever.

The said HERMITAGE VIEW FARMS, INC., does covenant with the said NED FELDMAN that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it and same is unencumbered, except by taxes for the year 1954 which have been prorated and assumed by the grantee.