WARRANTY DEED

For and in Consideration of the sum of FIFTY THOUSAND and NO/100 ($50,000.00) DOLLARS to us in hand paid by BROADWAY REALTY COMPANY, a corporation, the receipt of which is hereby acknowledged, we, HENRIETTA LEWIS GILLILAND, EDNA LEWIS MOODY, and GERTRUDE LEWIS McCALL, have bargained and sold, and by these presents do transfer and convey unto the said Broadway Realty Company, a corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 53 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C" pages 136 and 137, Chancery Court at Nashville, Described as follows:
>
> Beginning at the northwest corner of Broad Street and 15th Avenue, North; thence with the northerly margin of said street westerly 48 feet to the southeast corner of a part of said lot conveyed by M. S. Combs to the heirs of M. S. Shelton, deceased, by deed of record in Book 33, page 231, Register's Office; thence with said Shelton's easterly line northerly to the southerly margin of an alley; thence with said alley easterly 36 feet, more or less, to the westerly margin of said Avenue; thence with the westerly margin of said Avenue southerly to the beginning, and being the same property acquired by Henrietta Lewis Gilliland, Edna Lewis Moody, and Gertrude Lewis McCall, under will of E. S. Lewis, recorded in Will Book 48, page 402, and under will of Ella Lewis Motter, recorded in Will Book 49, page 486, County Court Clerk's Office for Davidson County, Tennessee, and from W. M. Lewis, of record in Book 2031, page 76, Register's Office for Davidson County, Tennessee.

The said property is held by Grantors under the foregoing instruments free from marital rights of any husband which any of them may at any time have.

This conveyance is subject to the following:

1. All taxes for the year 1955, which have been pro rated by the parties, are assumed and are to be paid by Grantee.

2. Lease of the premises to Pat Sanders, d/b/a PAT SANDERS MOTOR CO., dated September 14, 1954, for a term of one year from January 1, 1955 to December 31, 1955, which said lease is hereby assigned to Grantee.

3. Such rights, if any, which the Lion Oil Company, or its assigns, may have in, and to remove, certain tanks now installed under said property.