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JRCJR:A
5/24/57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE ($5.00) DOLLARS, cash in hand paid by ROCK CITY REALTY CO., INC., and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, KENNETH S. BRAKE, NELLE CLARK BRAKE and KENNETH S. BRAKE, JR., as tenants in common, and as former partners doing business under the partnership name of ROCK CITY AMUSEMENT COMPANY, have bargained and sold and do hereby transfer and convey unto the said ROCK CITY REALTY CO., INC., its successors and assigns, the property described as follows, to-wit:

TRACT "A":
Land in Davidson County, Tennessee, being part of Lot No. 116 on the Map of the Original Town of Nashville, not of record, and which is the same as the south part of an unnumbered tract marked vacant on the plan of Moore vs. Moore, of record in Plan Book 1, page 138, of the Chancery Court, at Nashville, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, May 16, 1947, as follows:
Land and building located at 1256 6th Ave. N., Nashville, Tenn.
BEGINNING at a point on the westerly margin of 6th Avenue North 50 feet north of the north margin of an alley, which alley is at the south line of Lot 116; thence westerly 173 feet 9 inches to the easterly margin of another alley; thence north, along the east margin of said alley, 37 feet 8-3/8 inches to the southwest corner of the property conveyed to W.H. Hyronemus by deed of record in Book 132, page 529, Register's Office for said County; thence easterly, along what was Hyronemus' south line 173 feet 10 inches to a point in the westerly margin of 6th Avenue North; thence south along the west margin of same, 39 feet 1-3/4 inches to the point of beginning.

Being the same property conveyed to Kenneth Brake and wife, Nelle C. Brake, by deed from Myra J. Blair and husband, of record in Book 1339, page 66, Register's Office for said County.

The aforedescribed property is subject to a mortgage with a principal balance of $37,000.00, as evidenced by Deed of Trust, of record in Book 2472, page 5, Register's Office for Davidson County, Tennessee, which mortgage indebtedness the grantee herein expressly assumes and agrees to pay.

TRACT "B":
Land and building located at 2413 Elliston Place, Nashville, Tennessee, particularly described, as follows:

Being part of the Ellison Property as of record in Book 21, page 131, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Elliston Place, or Church Street, x 177.45 feet, more or less, easterly from the southeast corner of said Elliston Place and 25th Avenue North; thence with the southerly margin of Elliston Place eastwardly 51.45 feet, more or less, to a point; thence westwardly 50 feet to a

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