-- WARRANTY DEED --

For and in consideration of the sum of FORTY-FOUR THOUSAND ($44,000.00) DOLLARS, receipt of which is hereby acknowledged, Nashville Bank and Trust Company, Trustee for Mary Nelson Keim,, beneficiary under the last will of William Nelson, of record in Will Book 43, page 318, County Court Clerk's Office for Davidson County, Tennessee, by virtue of and in execution of the power and authority to it given in said will has bargained and sold, and by these presents does transfer and convey unto the Wardens and Vestrymen of Christ Church at N ashville, Tennessee, a corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being the easterly half of Lot No. 8 on the Plan of the Subdivision of Thos. M aney Property, as of record in Plan Book 1, page 32, Chancery Court at Nashville.
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> Said part of Lot No. 8 fronts 35½ feet on the northerly side of Broadway, formerly Broad Street, and runs back between parallel lines 160 feet to an alley. Being the same real property conveyed to Nashville Trust Company, Trustee, by deed from Chas. Nelson, Trustee, dated August 7, 1939, filed August 7, 1939, and recorded in Book 1117, page 134, Register's Office for said County, the name of Nashville Trust Company having been changed to Nashville Bank and Trust Company by amendment to its charter, of record in Book 2533, page 529, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wardens and Vestrymen of Christ Church at Nashville, Tennessee, a corporation, its successors and assigns, forever. And Nashville Bank and Trust Company, Trustee, does covenant with the said Wardens and Vestrymen of Christ Church at Nashville, Tennessee, a corporation, that it is lawfully seized and possessed of said land in fee simple; and has a good right to convey it, and the same is unencumbered.

And Nashville Bank and Trust Company, Trustee, does further covenant and bind its successors to warrant and forever defend the title to the said land to the said Wardens and Vestrymen of Christ Church at Nashville, Tennessee, a corporation, its successors and assigns against the lawful claims of all persons whomsoever. And Nashville Bank and Trust Company covenants and warrants as Trustee, as aforesaid and not otherwise.