DEED

FOR AND IN CONSIDERATION of the sum of FIVE ($5.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby expressly acknowledged, I, Josephine Douglass Smith, formerly Josephine Douglass Harwell, as Trustee, Grantor herein, have bargained and sold, and do by these presents transfer and convey unto The Wardens and Vestrymen of Christ Church at Nashville, Tennessee, their successors and assigns, a certain tract or parcel of land lying in the City of Nashville, Davidson County, Tennessee, and described as follows, to-wit:

> Being part of Lot No. 10 on the Second Plan of Davidson Academy Property called "Out Lots" not of record, more particularly described according to the plan of Maney's Subdivision as of record in Plan Book 1, page 32, Chancery Court at Nashville, as follows: Beginning on the northerly margin of Broadway, formerly Broad Street, at a point one hundred and eight feet West of the westerly margin of Ninth Avenue North, formerly McLemore Street as widened; thence with the northerly margin of Broadway westwardly sixty feet; thence northwardly one hundred and sixty feet to the southerly margin of an alley; thence with said alley eastwardly sixty feet to a point one hundred and eight feet West of Ninth Avenue North as widened; thence southwardly one hundred and sixty feet to the beginning.
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> Being the same property conveyed to Josephine Douglass Harwell, Trustee, by deed of record in Book 1140, page 469, 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 The Wardens and Vestrymen of Christ Church at Nashville, Tennessee, their successors and assigns, forever.

And I, Josephine Douglass Smith, formerly Josephine Douglass Harwell, as Trustee, do further covenant with the said The Wardens and Vestrymen of Christ Church at Nashville, Tennessee, that, as such Trustee, I am lawfully seized and possessed of said property, in fee simple, have a good right to convey same, and that said property is unencumbered, except for taxes due the City of Nashville and State and County for the current year, which are to be prorated and assumed by the Grantee hereunder, and except for a lease upon the subject property executed June 21, 1954, wherein Grantor, Josephine Douglass Smith, Trustee, through the agency of J. W. Denis Company of Nashville, Tennessee, is Lessor, and Wilson Sporting Goods Co., a Delaware corporation (operating as Lowe & Campbell Athletic Goods in the premises) of Chicago, Illinois, is Lessee, for a term commencing January 1, 1955 and ending December 31, 1964 and providing for a monthly rental, payable in advance of Five Hundred Seventy Two ($572.00) Dollars, to the terms and provisions of which this conveyance is expressly subject.