BK 3026

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by Clinton Realty Company, a private Tennessee corporation, and other valuable considerations, the receipt of all of which is hereby acknowledged, we, Joseph (also called "Joe") Werthan, and Bernard Werthan, Albert Werthan and Helen Rosenfeld, as heirs at law of Morris Werthan, and May M. Werthan, as surviving widow of Morris Werthan, and Joe Werthan, Bernard Werthan, Albert Werthan and Nashville Bank and Trust Company (formerly Nashville Trust Company), as Trustees under the will of Morris Werthan, which is of record in Will Book 46, page 35, in the office of the County Court Clerk of Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey, unto Clinton Realty Company, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The southerly 150 feet of Lots Nos. 83 and 84 and the southerly 150 feet of the westerly 44 feet of Lot No. 85 on the Plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tenn., described as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue, North, formerly Park Street, being the S. W. corner of said lot No. 83; thence with the northerly margin of Clinton Street, easterly 186 feet; thence northerly parallel with the easterly line of 16th Avenue, North, 150 feet to the southerly line of the railroad property; thence with said line, westerly 186 feet to the easterly margin of 16th Avenue, North; thence with the easterly margin of said Avenue, southerly 150 feet to the beginning.

Being the same property conveyed to Morris Werthan and Joseph Werthan by deed from J. S. Albert, et ux, by deed of record in Book 700, page 731, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Clinton Realty Company, its successors and assigns, forever.

PG 47