WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Five Hundred and no/100 ($72,500.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, THE CRESCENT AMUSEMENT COMPANY, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto ~~XXXXXXX~~ RUXER REALTY, INC., a Tennessee corporation, its successors and assigns, the following described real estate in Davidson County, State of Tennessee, to-wit:

FIRST TRACT:

Being lots Nos. 13, 14, 15, 16 and the westerly part of lot No. 17 on the Plan of the Addition to D. T. McGavock's Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville, described together according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows:

Beginning on the southerly margin of Monroe Street at the corner of lots Nos. 12 and 13; thence with the southerly margin of Monroe Street, eastwardly 212 feet to the westerly margin of 8th Avenue North, formerly Spruce Street, as widened; thence with said Avenue, southwardly 151.20 feet to a spike in the northerly margin of an alley; thence with said alley, south 60° 14' west 214.05 feet to an iron stake at the corner of lots Nos. 12 and 13; thence with the line between said two lots, northwardly 150.03 feet to the beginning.

Said lot No. 13 being the same real property conveyed to The Crescent Amusement Company, a Tennessee corporation, by deed from Marilyn Frances Pilsk Hirschhorn, et al., dated August 14, 1956, filed August 15, 1956, and recorded in book 2590, page 443; said lot No. 14 being the same real property conveyed to The Crescent Amusement Company by deed from J. J. Binkley and wife, dated June 20, 1941, filed June 24, 1941, and recorded in book 1160, page 669; said lot No. 15 being the same real property conveyed to The Crescent Amusement Company by deed from Randall E. Wyatt and wife, dated May 23, 1941, filed June 4, 1941, and recorded in book 1198, page 119; and said lot No. 16 and the westerly part of lot No. 17 being part of the real property conveyed to The Crescent Amusement Company by deed from Fannie L. Bauman and husband, dated May 1, 1937, filed May 4, 1937, and recorded in book 1025, page 578, Register's Office for said County.

SECOND TRACT:

Being the westerly part of lot No. 18 on the Plan of the Addition to D. T. McGavock's Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville, described according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows: