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WARRANTY DEED

FROM

MERCHANTS WAREHOUSE CO.

TO

INDUSTRIAL REALTY CO. INC.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of JAN A.D. 1963
at 1 o'clock P.M.
Noted in Book 61 Page 273
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of TEN ($10.00)

DOLLARS

and other good and valuable considerations, cash in hand paid, the receipt of all of which is hereby acknowledged, MERCHANTS WAREHOUSE CO., hereinafter called "Grantor", a Tennessee corporation,

has / does *have bargained and sold, and by these presents do transfer and convey unto the said* INDUSTRIAL REALTY CO. INC., hereinafter called "Grantee", a Tennessee corporation, its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at the intersection of the northerly line of Bank Alley with the easterly line of College Street and running easterly with the northerly line of said Bank Alley two hundred and twenty-two feet, one-third inch to its intersection with the westerly line of Market Street; thence northerly with the said westerly line of Market Street, seventy-four feet, eight and one-third inches; thence westerly and parallel with Bank Alley, one hundred and nine feet, nine and one-third inches; thence southerly and parallel with college Street and Market Street, nineteen feet, eight and one-third inches; thence westerly one hundred and twelve feet, four inches to the easterly line of College Street; thence southerly with said line, fifty-five feet to the beginning. The said College Street is now named 3rd Avenue North, and Market Street is now named 2nd Avenue North.

Being the same property conveyed to Grantor by deed of record in Book 3253, page 339, Register's Office of 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 Grantee its successors *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

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