K 3533

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of March, 1963, by and between KASS-BERGER OF TENNESSEE, INC., party of the first part, and WESTMINSTER INVESTING CORPORATION, a New York Corporation, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> Land in the 6th (formerly the 9th) Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 16, 1951, as follows:
>
> Beginning in the center of Foster Avenue 289.8 feet south of the center line of Woodycrest Avenue; thence with the center of Foster Avenue, South 1 degree 53 minutes West 350 feet; thence North 88 degrees 35 minutes West 910.3 feet to a stake; thence North 12 degrees 10 minutes East 312.5 feet to a stake in the east margin of a 50 foot roadway; thence with the easterly margin of said roadway, northeastwardly 56.2 feet to a stake; thence South 88 degrees 35 minutes East 820 feet to the center line of Foster Avenue, the point of beginning, containing 7 acres, more or less; and being the same property conveyed to the grantor herein by deed from Kass-Berger, Inc. recorded in Book 2436, Page 271, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except 1962 City and County taxes and Trust Deed recorded in Book 2075, Page 367, in the Register's Office of Davidson County, Tennessee. The property is also encumbered by the Lease to Associated Transport, Inc. recorded in Book 3006, Page 19, in said Register's Office. The rents accruing from said Lease were assigned to Massachusetts Mutual Life Insurance Company by instrument recorded in Book 1994, Page 489, in said Register's Office. The grantor in this instrument specifically conveys, assigns and transfers to the grantee herein all of its interest in said Lease to Associated Transport, Inc. subject to the Assignment of Rents recorded in Book 1994, Page 489, in said Register's Office.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

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