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WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN ($10.00) DOLLARS cash in hand paid by Erminia S. Coarsey, and other good and valuable consideration, the receipt of which is hereby acknowledged, MADISON SQUARE SHOPPING CENTER, INC. has bargained and sold, and by these presents does transfer and convey unto the said ERMINIA S. COARSEY, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 270 feet of the north 110 feet of Lots No. 3 and 4 on the Map of Montague's Subdivision, of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 110 feet on the east side of Gallatin Pike, as widened, and run back between parallel lines, 270 feet to a dead line, together with that portion of a 50 foot street abandoned lying adjacent to and west of the above described property to the margin of Gallatin Pike.

Being part of the property conveyed to Madison Square Shopping Center, Inc. by deed from J. A. Smith and wife, of record in Book 2546, Page 143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictions contained in an instrument filed for record July 26, 1960 in Book 3101, Page 481, Register's Office for Davidson County, Tennessee;

2. Easements granted Davidson County, Tennessee, for a sanitary sewer and/or storm drainage by instrument from Madison Square Shopping Center, Inc., of record in Book 3539, Page 325, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of Gibson's Creek.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erminia S. Coarsey, her heirs and assigns, forever.

And Madison Square Shopping Center, Inc. does covenant with the said Erminia S. Coarsey that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as hereinbefore set out and the taxes for the year 1963 which have been pro rated and payment thereof assumed by the Purchaser.

And Madison Square Shopping Center, Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Erminia S. Coarsey, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF Madison Square Shopping Center, Inc. has caused this instrument to be executed by its duly authorized officials on the 22nd day of July, 1963.

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