WARRANTY DEED Map 93-6-4 Par. 24-25-29

ADDRESS NEW OWNER AS FOLLOWS: SERVICE REALTY COMPANY, INC., Nashville, Tenn.

SEND TAX BILLS TO: SERVICE REALTY COMPANY, INC., Nashville, Tennessee

MAP-PARCEL NUMBERS: 13W 00080; 13W 00085 and 13W 08055

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations to it paid by SERVICE REALTY COMPANY, INC., a Tennessee corporation, the receipt of which is hereby acknowledged,

E & A REALTY CORPORATION, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said SERVICE REALTY COMPANY, INC., a Tennessee corporation, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 11 on the First Plan of Davidson Academy Lots, not of record, described as follows:

BEGINNING on the southerly margin of Broad Street, at a point 75 feet easterly from the northwest corner of said lot, William Litterer's N.E. corner; running thence with his easterly line southerly 139 feet and seven inches to the southwest corner of 34 feet and seven inches of ground fronting on College Street, formerly owned by Robert Goodlett; running thence with the southerly line of said lot easterly 106 1/2 feet, more or less, to the westerly margin of College Street; thence with the said margin northerly 34 feet and 7 inches, more or less, to T. G. Ryman's southeast corner; thence with his southerly line westerly 81 1/2 feet, more or less, to the easterly line of a 25 foot lot formerly owned by Sullivan Cooley; thence with said line northerly 105 feet, more or less, to the southerly margin of Broad Street; thence with said margin westerly 25 feet to the beginning.

TRACT II: Land in Davidson County, Tennessee, being parts of Lots Nos. 11 and 12 on the First Plan of Davidson Academy Lots, not of record, and described as follows:

BEGINNING at a point on the southerly margin of Broad Street, 106.1 feet west of the westerly margin of Third Avenue South; thence along said margin westerly 24.83 feet to a point; thence southerly 164.7 feet to a point; thence easterly 24.60 feet to a point; thence northerly 164.7 feet to the beginning.

BEING the same property conveyed to E & A Realty Corporation, a Tennessee Corporation, by deed from Kuhn Bros. Company, Inc., of record in Book 2998, Page 465, Register's Office for Davidson County, Tennessee.

Said two tracts adjoin and this conveyance conveys any and all right there is subject to the easement of record in Book 612, page 385 and Book 577, page 22, Register's Office for Davidson County, Tennessee, applicable to the above tracts or parcels of land.

THIS INSTRUMENT PREPARED BY: I. R. SCHULMAN, ATTORNEY,
1100 American Trust Building
Nashville, Tennessee Phone: 254-1648

This is improved property, known as Broad Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belongi g to the said SERVICE REALTY COMPANY, INC., a Tennessee corporation, its successors and assigns, forever.

AND it does covenant with the said SERVICE REALTY COMPANY, INC., a Tennessee corporation, 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 by taxes for the year 1965 which have been prorated and assumed by the Grantee herein.

AND E & A REALTY CORPORATION, a Tennessee corporation, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said SERVICE REALTY COMPANY, INC., a Tennessee corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

EXECUTED at Nashville, Tennessee, this 6 day of July, 1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E & A REALTY CORPORATION

BY: Aaron Morris
AARON MORRIS, PRESIDENT

STATE TAX $ [illegible]
PROBATE 50
TOTAL $ [illegible]
JUL 6 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 6 1965

ATTEST:
Elaine M. Eskind
ELAINE M. ESKIND, SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, H. A. [illegible], a Notary Public of the State and County aforesaid, personally appeared Aaron Morris and Elaine M. Eskind, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of E & A Realty Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Aaron Morris, as President, and attesting the same by the said Elaine M. Eskind, as Secretary.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6 day of July, 1965.

NOTARY PUBLIC

My commission expires: My Commission Expires Aug. 18, 1965

87938

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 8 2 56 PM '85

RECORDING FEE 1.12
DEP. FEE 2.00





