BOOK 4089 PAGE 850

Map 93-3
Par 95
Map 105-10
Par 183

DEED OF EXCHANGE

THIS AGREEMENT made and entered into this 22 day of December, 1966, by and between WYNN & GRAFF, INC., a Tennessee corporation herein called "First Party", and E. N. HESTER, a resident of Davidson County, Tennessee, herein called "Second Party";

W I T N E S S E T H :

WHEREAS, the parties are the owners of certain tracts of real estate in Davidson County, Tennessee, which they desire to exchange;

NOW, THEREFORE, the parties hereto do enter into this Deed of Exchange for the purpose of exchanging such properties between them and agree:

1. First Party, in consideration of the conveyance to it of the premises hereinafter conveyed in Paragraph 2 hereof, and in consideration of the sum of Thirty-eight Thousand Five Hundred and no/100 ($38,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does hereby transfer unto Second Party, his heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of a lot or parcel of land marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, described partly according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 21, 1959, as follows:

Beginning at the northwest corner of 8th Avenue South and Douglas Avenue; thence with the westerly margin of said Avenue north 22° 15' west 156.8 feet; thence south 67° 45' west 178.5 feet; thence south 23° 30' east 156 feet to the northerly margin of Douglas Avenue; thence with same north 67° 55' east 175 feet to the beginning.

Being the same property conveyed to Wynn & Graff, Inc. by deed from W. H. Morrison, Jr., et al, by deed of record in Book 4089, page 847, Register's Office for said County.

This instrument prepared by James I. Vance Berry, Attor
700 American Trust Building, Nashville, Tennessee

Said premises include certain store premises which are occupied by various tenants under lease, all right, title and interest of the Grantor therein being expressly assigned to the Grantee herewith.

Said property is improved and is known as Eighth Avenue and Douglas Avenue, Nashville, Tennessee. Send tax bills to E. N. Hester, 8500 Franklin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Second Party, his heirs and assigns, forever.

And First Party warrants the title to said property to said Second Party against the lawful claims of all persons claiming by, through or under it.

2. Second Party, in consideration of the conveyance to him of the premises aforesaid, and in partial exchange therefor, has bargained and sold, and by these presents does hereby transfer and convey unto First Party, its successors and assigns, the following described premises, to-wit:

Land in Davidson County, Tennessee, being the southerly 150 feet of the westerly 52 feet of Lot No. 21 on the Plan of John Shelby's Second Addition, as of record in Book 14, page 179, Register's Office for said County.

Said part of Lot No. 21 fronts 52 feet on the northerly side of Boscobel, formerly Watson, Street, and extends back between parallel lines 150 feet to a dead line.

Being the same real property conveyed to E. N. Hester by deed from J. Campbell Jenkins and wife, of record in Book 3251, page 123, said Register's Office.

Said property is improved and is known as 308-312 South Third Street, Nashville, Tennessee. Send tax bills to Wynn and Graff, 225 Boscobel Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said First Party, its successors and assigns, forever.

And Second Party does covenant with the said First Party that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Second Party does further covenant and bind himself,

his heirs and representatives, to warrant and forever defend the title to the said land to the said First Party, its successors and assigns, against the lawful claims of all persons whomsoever.

Mrs. Peggy Hester, wife of Second Party, joins herein for the purpose of relinquishing and conveying unto First Party all her right, title and interest in and to the premises hereinbefore conveyed by Second Party to First Party.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in duplicate on the day and date first above written.

WYNN & GRAFF, INC.

Attest:

By _____
President

_____
Secretary

FIRST PARTY

_____
E. N. Hester

_____
Peggy Hester

SECOND PARTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4089 PAGE 853

Before me, Ben Rowan, a Notary Public within and for the State and County aforesaid, personally appeared J. B. Wynn and Wayne Wallace, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of Wynn & Graff, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. B. Wynn as such President and attesting the same by the said Wayne Wallace as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of December, 1966.

Ben Rowan
Notary Public

My commission expires: 2-12-69

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Fred Hummel, a Notary Public in and for said County and State, the within named E. N. Hester and wife, Peggy Hester, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1966.

Fred Hummel
Notary Public

My commission expires: April 29, 1968

STATE TAX $ 112.50
PROBATE .50
TOTAL $ 113.00

DEC 29 1966
PAID DEC 29 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 54.75
PROBATE .50
TOTAL $ 55.25

DEC 29 1966
PAID DEC 29 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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CONT'D. NEXT PAGE

55739

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 1 34 PM '66

NOTED: BOOK 115 PAGE 541
RECORDING FEE $ 2.50
DEP. REG. C

DEED OF EXCHANGE

WYNN & GRAFF, INC.
TO
E. N. HESTER

AND

E. N. HESTER
TO
WYNN & GRAFF, INC.



BOULT, HUNT, CUMMINGS & CONNERS
ATTORNEYS AT LAW
NASHVILLE, TENNESSEE 37201