WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ash Street Corp. (NAME)	Same. (NAME)	Map. 93-14
700 American Trust Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 479
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of

---Ten and no/100 ($10.00)---*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Henry Horrell and wife, Kathleen B. Horrell, and Wilson Brazelton and wife, Maxine K. Brazelton,

have bargained and sold, and by these presents do transfer and convey unto

~~the said~~ Ash Street Corp., 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:*

Land in Davidson County, Tennessee, being lots Nos. 135, 136 and part of Lot No. 137 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, and Lots Nos. 361 to 366 inclusive on the Plan of Ewing, Wetmore and Others' Addition to South Nashville, as of record in Book 14, pages 202 and 203, said Register's Office, described together according to a survey made by Hal R. Swann, Jr., Surveyor, April 11, 1964, as follows:

Beginning at the southwest corner of 6th Avenue South and Ash Street; thence with the westerly margin of 6th Avenue South southwardly 486.3 feet to the northerly margin of Mulberry Street; thence with said Street westwardly 210 feet to the easterly margin of an alley; thence with said alley northwardly 485.3 feet to the southerly margin of Ash Street; thence with said Street eastwardly 210 feet to the beginning.

Being the same real property conveyed to Henry Horrell and wife, Kathleen B. Horrell, and Wilson Brazelton and wife, Maxine K. Brazelton, by deed from Trippeer Organizations, Inc., dated July 19, 1963, and recorded in Book 3578, page 67, said parties having subsequently conveyed an undivided one-third interest in said property to Peter B. Curlin and wife, Mary H. Curlin, by deed dated April 24, 1964, filed April 27, 1964, and recorded in Book 3710, page 160, said Register's Office, and the said Peter B. Curlin and wife, Mary H. Curlin, having thereafter reconveyed said one-third interest therein to the Grantors by deed dated December 31, 1964, filed March 30, 1967, and recorded in Book 4115, page 854, said Register's Office.

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

Said real property is leased to the Board of Publication of The Methodist Church, Inc. by Lease Agreement dated March 11, 1964, of record in Book 3746, page 193. The rights of the Grantors in said lease have previously been assigned to American National Insurance Company by assignment dated May 11, 1964, of record in Book 3746, page 312, said Register's Office, as collateral for the indebtedness hereinafter described. The Grantors do hereby sell, assign, transfer and set over unto the Grantee all their right, title and interest in and to said Lease Agreement and the rents and other benefits accruing therefrom, subject only to such rights as may be held therein by the said American National Insurance Company under the assignment aforesaid.

This conveyance of said property is made subject to the lien of a Deed of Trust from the Grantors to Herschel Greer, Trustee, dated May 11, 1964, of record in Book 3752, page 194, said Register's Office, securing a note in the original principal sum of $900,000.00, said note having been made payable originally to Guaranty Mortgage Company and having thereafter been assigned by the said Guaranty Mortgage Company to American National Insurance Company by assignment of record in Book 3752, page 510.

By Lease Agreement dated June 30, 1965, the Grantors and Board of Education of The Methodist Church, Inc. cancelled and superseded the Lease Agreement above described by a new agreement covering the same premises. The new Lease Agreement continues for a term of fifteen years, commencing July 1, 1965 and expiring June 30, 1980. The Grantors therefore sell, assign, transfer and set over unto the Grantee all their right, title and interest in and to this subsequent Lease Agreement, together with all rents and other benefits accruing therefrom.

unimproved ( )
This is improved (X) property, known as 801 Sixth Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except the lien of State and Metropolitan taxes for the calendar year 1967, which have been prorated and the payment of which has been assumed by the Grantee, and except for the lien of the Deed of Trust above described.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 31st *day of* March, *1967, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herschel Greer
Kathleen B. Farrell
Wilson Brazelton
Marlene K. Brazelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. K. Grimes Jr., a Notary Public in and for said County and State, the within named Henry Horrell and wife, Kathleen B. Horrell, and Wilson Brazelton and wife, Maxine K. Brazelton,

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 31st day of March, 1967.

L. K. Grimes Jr., Notary Public.

Commission Expires 10/18/69

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

1,825.00

STATE TAX $ 1923.75
PROBATE .50
TOTAL $ 1924.25

MAR 31 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

WHR

PAID MAR 31 1967

WARRANTY DEED

FROM

Henry Horrell et ux and

Wilson Brazelton et ux

TO

Ash Street Corp.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

66120

MAR 31 4 25 PM '67

NOTE BOOK 116 PAGE 96

RECORDING FEE $ 2.00

DEP. REG. 1.00



BOOK 4116 PAGE 735