BARKSDALE WHALLEY LEAVER GILBERT AND FRANK
ATTORNEYS
THIRTEENTH FLOOR
NASHVILLE BANK AND TRUST BUILDING
NASHVILLE TENNESSEE 37201

13 pm

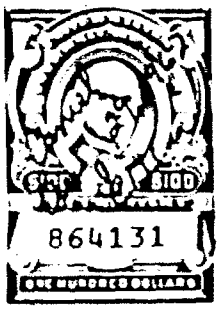
Map 93-2 3
Par 126
Par 127
" 139
" 133

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Map 93-6-3
Par. 8
Map 93-2-4
Par. 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE and NO/oo ($5.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, undersigned, COMMERCE REALTY COMPANY, INC. (formerly Commerce Street Company, Inc., the corporate name having been changed per amendment to the Charter of Incorporation of record in Book 1858, page 43, Register's Office for Davidson County, Tennessee), has bargained and sold and does hereby transfer and convey to GRACE S. ALFORD GOLD, her heirs and assigns, all of its real estate and interests in real estate in Davidson County, Tennessee, to-wit:









TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 115 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning at the northwest corner of Sixth Avenue, North, formerly High Street, and Commerce Street; thence with the westerly margin of Sixth Avenue, North, northwardly 27 feet 1 inch, more or less, to the southeast corner of the property conveyed to A. W. Shryer by deed from A. W. Spickard and wife, of record in Book 475, page 157, Register's Office for said County; thence with said Shryer's southerly line, westwardly, 175 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 28 feet, more or less, to the northerly margin of Commerce Street; thence with said Street, eastwardly, 175 feet, more or less, to the beginning. Being the same property conveyed to I. Alford and wife, Sarah Alford, by deed from Goodlett Realty Co., of record in Book 1286, page 471, Register's Office for said County.

TRACT NO. 2:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning at the southeast corner of the Public Square and Second Avenue, North, formerly Market Street, as widened; thence with said Avenue southwardly 62 feet 2-1/2 inches, more or less, to the northwest corner of the property conveyed to A. C. Ferris and wife, by deed from C. S. Powell and wife, of record in Book 1019, page 96, Register's Office for said County; thence with said

New Owner's Mailing Address:
Mrs Grace Gold
100 W. 57th St.
N.Y. 19, N.Y.

Send Tax Bills to:
same

Ferriss' northerly line, eastwardly 50 feet to the southwest corner of the property conveyed to William Ginsberg and wife by deed from George Changas, et al, of record in Book 1285, page 660, said Register's Office; thence with said Ginsberg's westerly line, northwardly 32 feet 2-1/2 inches, more or less, to the southwest corner of the property conveyed to William Ginsberg and wife, by deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1280, page 266, said Register's Office; thence with the westerly line of said Ginsberg property, northwardly 30 feet, in all 62 feet 2-1/2 inches, more or less, to the southerly margin of the Public Square; thence with said Square, westwardly 50 feet to the beginning. Being the same property conveyed to I. Alford and wife, Sarah Alford, by deed from George Changas, et al, of record in Book 1340, page 294, Register's Office for said County.

TRACT NO. 3:

(a) Being part of Lot No. 9 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at the northeast corner of Second Avenue, North and Union Street; thence with the easterly margin of Second Avenue, North, northwardly 44.07 feet, more or less, to the southwest corner of a 1 foot of ground conveyed to Mrs. Jennie C. Buntin by deed from George Searight of record in Book 146, page 20, Register's Office for said County; thence with the southerly line of same, eastwardly 211-1/2 feet, more or less, to the westerly margin of First Avenue, North; thence with said Avenue, southwardly 42.68 feet, more or less, to the northerly margin of Union Street; thence with said street westwardly 211-1/2 feet, more or less, to the beginning.

(b) Being part of Lot No. 10 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at the southeast corner of Second Avenue, North, and Union Street; thence with the easterly margin of said Avenue, southwardly 33.58 feet, more or less, to the northerly margin of Brandon Court, formerly Union Street; thence with said Court eastwardly 211 feet 2 inches, more or less, to the westerly margin of First Avenue, North; thence with said Avenue, northwardly 34.32 feet, more or less, to the southerly margin of Union Street; thence with said street, westwardly 211 feet 2 inches, more or less, to the beginning. Being the same property conveyed to I. Alford and wife, Sarah Alford, by deed from The Guaranty Title Company, of record in Book 1305, page 232, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:

Land in Davidson County, Tennessee, being part of Lot No. 9, on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Second Avenue, North, formerly Market Street, as widened, at the northwest corner of the property formerly owned by Mrs. Louise Tinsley or John Morrow; thence with said Avenue northwardly 20 feet 8-1/3 inches to the southwest corner of the property conveyed to George Changas and others, by deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1255, page 250, Register's Office for said County; thence with Changas and others southerly line, eastwardly 80 feet to Murdock Mendelsohn's wall, with the privilege of using said wall; thence with said wall, southwardly, 20 feet 8-1/3 inches to the center of said Tinsley or Morrow wall; thence with the center of said wall, westwardly 80 feet to the beginning. Being the same property conveyed to I. Alford and wife, Sarah Alford, by deed from A. C. Ferriss and wife, of record in Book 1338, page 286, Register's Office for said County.

Being the same property conveyed to Commerce Street Company, Inc., now Commerce Realty Company, Inc., by I. Alford and wife, by deed of record in Book 1361, pages 315, et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grace S. Alford Gold, her heirs and assigns forever.

And undersigned, Commerce Realty Company, Inc., hereby covenants with the said Grace S. Alford Gold 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 for taxes for the current year not yet due and payable.

Undersigned, Commerce Realty Company, Inc., does further covenant and bind itself and its successors to warrant and forever defend the title to said land to the said Grace S. Alford Gold, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Commerce Realty Company, Inc., has caused these presents to be executed by its duly authorized President and attested by its duly authorized Secretary (the corporation having no seal) this 7 day of June, 1967.

COMMERCE REALTY COMPANY, INC.

ATTEST:

By: Jack Gold
President

Grace S. Gold
Secretary

STATE OF NEW YORK]
:
COUNTY OF N.Y.]

Before me, [illegible], a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared JACK GOLD and GRACE S. GOLD, with whom I am personally acquainted, and who upon their several oaths, acknowledged themselves to be the President and Secretary, respectively, of COMMERCE REALTY COMPANY, INC., a Tennessee corporation, the within named bargainor; and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said Jack Gold subscribing thereto the name of the corporation by himself as President, and the said Grace S. Gold attesting thereto as Secretary.

WITNESS MY HAND and official seal at New York, New York, this 7 day of June, 1967.

Mary L Wilkinson
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of New York
No. 24-4508000
Qualified in Queens County
Certificate filed with County Clerk
Commission Expires March 30, 1968

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY
TENN.
AUG 30 12 54 PM 67
RECORDING FEE 1.75
DEP. REG. 2.00
BOOK 3226

8 6 2 1 9

STATE TAX $ 204.00
PROBATE .50
TOTAL $ 204.50

AUG 29 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 29 1967

This instrument was prepared in the office of Barksdale, Whalley, Leaver, Gilbert & Frank
1310 Nashville Bank & Trust Building
Nashville, Tennessee
By John M. Barksdale