(3)

Prepared by: John C. Tune, Jr., Attorney
1406 Nashville Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4229 PAGE 887

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. B. Smith, Jr. (NAME:)	Same (NAME:)	82-15-41 thru 47
201 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-15-33
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE MILLION ONE HUNDRED EIGHTY-SIX THOUSAND AND NO/100 ---------- ($1,186,000.00) ----------*DOLLARS* and other good and valuable consideration,

Carnell Realty Company *has bargained and sold, and by these presents do transfer and convey unto* the said E. B. Smith, Jr. his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of Lots 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, and parts of Lots 147, 148, 149, 150, 151, 152, 153, 154, 155 and 156, and part of alley No. 258 closed by Bill No. 65-559 of record in the office of the Clerk of Metropolitan Nashville and Davidson County, Tennessee, and including a new portion of said alley accepted by said Bill, on the Map of Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, Page 43, Register's Office for Davidson County, Tennessee, and described together according to a copy of a survey made by Parrish Engineers, Inc., March 20, 1968, as follows:

BEGINNING at a point in the easterly margin of South Second Street at the northwest corner of the National Casket Company property; thence, with the easterly margin of South Second Street, N. 30° 25' W. 87.44 ft. to an iron stake at the beginning of a short radius curve; thence, with said curve to the right (Radius 27.00 ft.) 44.44 ft. to an iron stake on the southerly margin of Main Street; thence, with said south margin of Main Street, N. 63° 53' E. 207.50 ft. to an iron stake at the beginning of a curve; thence, with said curve to the left (Radius 4160.36 ft.) 242.05 ft. to an iron stake (by others) at the beginning of a curve to the right; thence, with said curve to the right (Radius 598.14 ft.) 34.8 ft. to an iron stake in the easterly margin of an alley; thence, with the easterly margin of said alley S. 31° 02' E. 153.00 ft. to a spike on the southerly margin of original 16 ft. alley;

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $1,186,000.00

Subscribed and sworn to before me, this the 24th day of April 1968

John C. Tune
Affiant

My commission expires: (Notarial Seal)

Notary Public

Andrew Rose
Deputy Register

thence with said southerly margin of existing 16 ft. alley N. 59° 26' E. 50 ft. to an iron stake; thence, S. 31° 04' E. 160.70 ft. to an iron stake on the northerly margin of Woodland Street, as widened; thence, with said northerly margin of Woodland Street with a curve to the right (Radius 1383.18 ft.) 94.15 ft. to a spike at the end of said curve and beginning of curve to the left; thence, with said curve to the left (Radius 1652.66 ft.) 199.03 ft. to a spike at end of said curve; thence, continuing with the northerly margin of Woodland Street S. 59° 35' W. 172.99 ft. to a point in the southeast corner of a building; thence, with the easterly margin of said building N. 30° 25' W. 140.20 ft., more or less, to a point at the northeast corner of said building; thence, with said building S. 59° 35' W. 35.63 ft., more or less, to the end of an alley; thence, crossing said alley with wall of building N. 30° 25' W. 15.70 ft. to corner of building on the northerly margin of said 16 ft. alley; thence, with the northerly margin of alley and wall of building S. 59° 35' W. 9.50 ft. to the adjoining corners of the National Casket Company's building and grantor's building; thence, between buildings with the National Casket Company's easterly property line and the grantor's westerly property line N. 30° 25' W. 50.35 ft. to adjoining corners of buildings; thence, with National Casket Company's northern property line and also wall of the building S. 59° 35' W. 54.02 ft. to corner of building in the easterly margin of South Second Street, the point of beginning.

Being part of the same property conveyed to Carnell Realty Company by deeds from Coggin Chevrolet, Inc., of record in Book 3672, Page 625; The Nashville Housing Authority of record in Book 3616, Page 355; W. E. Coggin and wife, Carnell A. Coggin, of record in Book 3672, Page 527; and The Nashville Housing Authority of record in Book 3616, Page 359, and The Nashville Housing Authority of record in Book 3993, page 385, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 201 Woodland Street, 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 E. B. Smith, Jr. *his heirs and assigns, forever.*

And it *do* es *covenant with the said* E. B. Smith, Jr. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for easement for right-of-way granted to Nashville Gas. Co. of record in Bk. 4077, P. 565; R.O.D.C, Tenn. Restrictive covenants of record in Bk. 3368, P. 23; Bk. 3993, P. 385; general permit granted Southern Bell Tel. & Tel. Co., Bk. 3993, P. 718; Restrictive covenants of record in Bk. 3616, P. 359, Bk. 3616, P. 355; Reservation reserved in Metro Council Bill No. 65-559 closing alley No. 258., and Carnell Realty Company *and* it *do* es *further covenant and bind* itself, its successors ~~and representatives~~ assigns *to warrant and forever defend the title to the said land to the said* E. B. Smith, Jr. *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* April, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CARNELL REALTY COMPANY

By: E. B. Smith, Jr., President

Glen L. DeCoursey, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Irene Pettus *, a Notary Public of the State and County aforesaid, personally appeared* E. B. Smith, Jr. and Glen L. DeCoursey *, with whom I am personally acquainted, and who, upon oath, acknowledged* them *selves to be* President and Secretary *of the* Carnell Realty Company *, 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 purpose therein contained, by signing the name of the corporation by* them *selves as* President and Secretary

Witness my hand and seal, at office in Nashville, Tennessee *, this* 24 *day of* April *, 19* 68

Irene Pettus
Notary Public

Commission Expires April 15, 1971

STATE TAX $ 3,053.60
PROBATE .50
TOTAL $ 3,054.10

APR 24 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CARNELL REALTY COMPANY

TO

E. B. SMITH, JR.

13836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 2 35 PM '68

NOTED: BOOK 118 PAGE 631
RECORDING FEE $ 6.00
DEP. REG. 1.00

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE