BOOK 4239 PAGE 988

WARRANTY DEED Map 106-6 Par. 66

THIS INDENTURE, made this 31st day of May, 1968 by and between Nash Realty Company, Inc. of the County of St. Louis, State of Missouri of the one part and Joe Katz of Atlanta, Georgia of the other part.

WITNESSETH: That the said Nash Realty Company, Inc. for and in consideration of One Dollar ($1.00) and other valuable considerations to it in hand paid by the said Joe Katz, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Joe Katz, his heirs and assigns forever the certain tract of lands situated and being in the County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of the Cole Subdivision as of record in Book 161, Page 32, Register's Office for said County, and part of the north part of a tract of 6.375 acres lying south of Lots 3 and 4 and described together, according to a survey made by T. R. Sanford, Surveyor, dated September 21, 1964, as follows:

Beginning at the southwest intersection of Hill Avenue and Cole Avenue; thence along the south margin of Hill Avenue, north 71 degrees 47' west 419.92 feet to a point, the northwest corner of Lot No. 3; thence south 15 degrees 35' west 407 feet, more or less, to a point in the centerline of a 20 foot alley now closed; thence along the centerline of said closed alley, north 73 degrees 05' west 182.9 feet, more or less, to a point; thence from the centerline of said closed alley, south 10 degrees 22' west 342.39 feet, more or less, to a point in the north line of property conveyed to the State of Tennessee by Deed from E. J. Sain and wife, of record in Book 1300, Page 693, said Register's Office; thence along the north line of the property of the State of Tennessee south 71 degrees 30' east 469.6 feet to a point; thence north 17 degrees 44' east hereinabove referred to; thence along the centerline of said closed alley, south 73 degrees 05' east 75 feet to a point in the west margin of Cole Avenue; thence along the westerly margin of Cole Avenue north 17 degrees 41' east 398.7 feet to the point of beginning, containing a total area of 7.55 acres, more or less.

This conveyance is subject to an easement for a 30 foot avenue out of and along the westerly margin of that portion of the property lying south of Lots Nos. 3 and 4 of the Cole Subdivision as reserved in a Deed of record in Book 330, Page 156, said Register's Office.

SEND TAX STATEMENTS AND ADDRESS NEW OWNER:
Joe Katz
325 Leucadendra Drive
Coral Gables, Florida

PREPARED BY:
Benjamin B. Tepper
Attorney at Law
7751 Carondelet Avenue
Clayton, Missouri 63105

Being the same property conveyed to Nash Realty Company, Inc. by Installment Deed from Tot Realty Company, Inc. of record in Book 3770, Page 376, Register's Office for Davidson County, Tennessee.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Joe Katz, his heirs and assigns forever; and the said Nash Realty Company, Inc. for itself and its representatives does covenant and agree to and with the said Joe Katz, his heirs or assigns that it is lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrances except:

A Deed of Trust dated September 24, 1964 to the Life and Casualty Company of Tennessee, securing a note for Two Hundred Twenty-Five Thousand Dollars ($225,000.00) on which there remains an unpaid balance of One Hundred Eighty-Seven Thousand Nine Hundred Eight-Eight and 44/100 Dollars ($187,988.44), which Deed of Trust is recorded in Book 3815, Page 576 of the records of the Register's Office of Davidson County, Tennessee,

that they have good right to sell and convey the same to Joe Katz as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals the day and year above written.

NASH REALTY COMPANY, INC.

BY: _____
Vice President

Attest: _____
Secretary

STATE OF MISSOURI )
) SS
COUNTY OF ST. LOUIS )

Before me, Abraham Davis, a Notary Public in and for the State and County aforesaid, personally appeared James Q. Brown and Benjamin B. Tepper with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Secretary respectively of the Nash Realty Company, Inc., the within named bargainor, a corporation, and that they as such Vice President and Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James Q. Brown as such Vice President, and attesting the same by the said Benjamin B. Tepper as such Secretary.

Witness my hand and official seal at office at Clayton, Missouri on this the 31 day of May, 1968.

Abraham Davis
Notary Public

My commission expires: 1/1/69

STATE OF MISSOURI )
) SS
COUNTY OF ST. LOUIS )

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $38,011.56.

Benjamin B. Tepper

Subscribed and sworn to before me this 31st day of May, 1968.

Abraham Davis
Notary Public

My Commission Expires: 1/1/69

JUN 3 3 58 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.