This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee
BOOK 4243 PAGE 274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - 93-3 / PARCEL NO. 168 pw
The Guaranty Title Trust Company 326 Union Street Nashville, Tennessee 37201	The Guaranty Title Trust Company 326 Union Street Nashville, Tennessee 37201	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater for the within transfer is $900,000.00.

R M Crichton
Affiant

Subscribed and sworn to before me, this the 14th day of June, 1968.

Madeline R. Gay
Notary Public

My commission expires:
October 28, 1969

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Nine Hundred Thousand ($900,000.00) Dollars, for which The Guaranty Title Trust Company, a Tennessee corporation, assumes the balance of that certain indebtedness owed to the National Life & Accident Insurance Company in the principal amount of Two Hundred Thirty-nine Thousand Three Hundred Sixty-nine and 47/100 ($239,369.47) Dollars which is secured by deed of trust of record in Book 3354, page 584, Register's Office for Davidson County, Tennessee, and the remainder of said purchase price the said Grantee has paid in cash to R. M. Crichton, receipt of which is acknowledged, the said R. M. Crichton and wife, Mary C. Crichton, have this day bargained and sold and do hereby transfer and convey unto the said The Guaranty Title Trust Company, a Tennessee corporation, its successors and assigns, certain property located in Davidson County, Tennessee, as follows, to-wit:

Land in the 1st, formerly the 5th, Ward of the City of Nashville, Davidson County, Tennessee, being part of lot No. 41 on the Original Plan of the Town of Nashville, not of record, described according to a survey made on October 25, 1924, by W. B. Southgate, Surveyor, as follows:

Beginning at the northwest corner of the intersection of Church Street, formerly Spring Street, and Third Avenue North, formerly College Street; running thence along the margin of Third Avenue North, northwardly 101 feet to Regina Cohen's southeast corner; thence westwardly with her line 181 feet to an alley known as Printers' Alley; thence southwardly, with said alley, 100 feet 6 inches to the northerly margin of Church Street; thence with the northerly margin of Church Street, eastwardly 181 feet 7 inches to the beginning.
Being the same real property conveyed to R. M. Crichton by deed from Albert B. Maloney and wife, of record in book 3847, page 476, Register's Office for said County.

This is improved property known as 314 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said The Guaranty Title Trust Company, its successors and assigns, forever.

And Grantors do covenant with the said The Guaranty Title Trust Company that they are lawfully seized and possessed of said land in fee simple, have a good right to convey same, and the same is unencumbered except:

1. Deed of trust from Albert B. Maloney and wife to E. M. Haywood, Trustee, dated February 28, 1962, of record in Book 3354, page 584, Register's Office for Davidson County, Tennessee, securing a promissory note in the original principal amount of $350,000.00 of which there is a balance of principal due in the amount of $239,369.47.

2. Conditional lease assignment, dated February 28, 1962, of record in Book 3389, page 359, RODC, Tennessee, from Albert B. Maloney and wife securing the aforesaid indebtedness to the National Life & Accident Insurance Company.

3. Lease from Albert B. Maloney and wife to Nashville Parkrite, Inc., dated February 28, 1962, of record in Book 3389, page 373, RODC, Tennessee; and other leases not of record, copies of which have been furnished to the Grantee; and all of the rents, benefits and rights conferred upon the Lessors in all of said leases are hereby assigned to the Grantee.

4. 1968 taxes which are not delinquent and are to be paid by the tenant under the terms of the aforesaid lease of record in Book 3389, page 373, RODC, Tennessee.

And the said R. M. Crichton and wife, Mary C. Crichton, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to the said land to the said The Guaranty Title Trust Company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of June, 1968.

R. M. Crichton

Mary C. Crichton

BOOK 4243 PAGE 277

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Madeline R. Gay, a Notary Public in and for said State and County, the within named R. M. Crichton and wife, Mary C. Crichton, 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 14 day of June, 1968.

Madeline R. Gay
Notary Public

My commission expires:

October 28, 1969

A 01646

IDENTIF. REFERENCE

JUN 14 2 16 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 14 68	CONV	900,000.00		
JUN 14 68 S TAX			A* 2,340.00	
JUN 14 68 PR FEE			A* .50	
JUN 14 68	MTGEED		A* 6.00	* 2,346.50