BOOK 4294 PAGE 868 FORM NO. WD-1

Grantee claims exemption from tax (transfer) under Section 67-4102, Item 5, subparagraph (d) of Tenn Code.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1968.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey, Chernau & Castleman, 218 3rd Ave.No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
THE WASHINGTON COMPANY (NAME)	Same (NAME)	Map. 92-15 Par. 180
c/o Edwin B. Baskin Co. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 104-8 Par. 258
Third N.A.T.L. Bank Bldg. Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ The Washington Realty Company, a Tennessee corporation,

HEREINAFTER CALLED THE GRANTOR~~S~~ has ~~HAVE~~ BARGAINED AND SOLD, AND BY THESE PRESENTS does ~~DO~~ TRANSFER AND CONVEY UNTO THE WASHINGTON COMPANY, a Tennessee corporation,

HEREINAFTER CALLED THE GRANTEE~~S~~ its successors ~~HEIRS~~ AND ASSIGNS, ~~X~~ CERTAIN TRACT OR PARCEL~~S~~ OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Map. 104-12
Par. 73 PW

A. Washington and Jefferson Apartments

Being Lots Nos. 3 and 4 of Waddey's Subdivision of the Baxter Lands, on the Hillsboro pike, in the 10th Civil District of Davidson County, Tennessee, a plan of which is recorded in Book No. 161, page 98, of the Register's Office for said County.

Lot No. 3 fronts 163.4 feet on the westerly side of the Hillsboro Pike; and extends back westerly on the northerly line, with the southerly line of a 30 foot street 420 feet, and on the southerly line 424.7 feet to a 30 foot street in the rear, upon which it measures 158.75 feet.

Lot No. 4 fronts 178.4 feet on the westerly side of the Hillsboro Pike; and extends back westerly, on the northerly line 424.7 feet, and on the southerly line 429.7 feet to said 30. foot Street, upon which it measures, 173.75 feet.

The property above described is more particularly bounded and described according to a survey made on January 18, 1924, by W. B. Southgate, Surveyor, as follows:

Beginning at the southwest corner of the intersection of Hillsboro Road and Portland Ave., at a point 21 feet westerly from the westerly rail of the street railway, running thence westwardly along the southerly margin of Portland Avenue, passing a stake in the westerly margin of the Hillsboro Road, as widened, at 15 feet, in all 420 feet, to a stake, the southeast corner of a interesection [sic] of Portland Avenue and a 30 foot street; thence southwardly along the easterly margin of said 30 foot street 333½ feet to a post in the northerly line of the St. Bernard School property; thence eastwardly along the northerly line of the St. Bernard School property, passing a stake in the westerly margin of Hillsboro Road, as widened, at 417 feet, in all 430 feet, to a point, 23 feet westerly from the westerly rail of the street railway; thence northwardly along the original west margin of Hillsboro Road, 341 feet to the beginning.

Being the same property conveyed to The Washington Realty Company by Deed from George N. Welch and wife, Effie F. Welch, dated October 1, 1923, of record in Book 636, page 378, Register's Office for Davidson County, Tennessee.

B. Robert E. Lee Apartment

Beings lots 13, 14, 15, 16 and 17 in A. A. Mellier's Plan of Lots as registered in Book No. 57, page 127, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of Hayes Street and runs back 124 1/3 feet on the west line and 135½ feet on the east line to an alley and shows 51 1/4 feet on said alley.

Said Lots 14, 15, 16 and 17 front 50 feet each on the north side of Hayes Street and running back between parallel lines to an alley, and being more particularly described as follows:

Beginning at a point in the North margin of Hayes Street 200 feet West from the corner of 21st Avenue N. (formerly Oak Avenue) and Hayes Street; thence at right angles northwardly 179 feet, more or less, to an alley; thence westwardly along said alley 205 feet; thence southwardly 135.6 feet to the northern margin of Hayes Street; thence eastwardly with the north margin of Hayes Street 200 feet to the beginning.

Being the same property conveyed to Washington Realty Company by Deed from Ellis C. Soper and wife, Ruth Turner Soper, dated December 20, 1928, of record in Book 834, page 646, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Washington Realty Company by Quit Claim Deed signed by Helene E. Soper, dated January 23, 1929, of record in Book 736, page 23, said Register's Office.

Land in Davidson County, Tennessee, being the west part of Lot No. 156 on the Map of the Boyd Home tract, as of record in Book 21, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Hayes Street, 150 feet west of the west margin of 21st Avenue North, at the southwest corner of the property conveyed to Theresia E. Smythe, by deed of record in Book 1023, page 604, said Register's Office; thence with Smythe's westerly line, northerly 170 feet, more or less, to the south margin of an alley; thence with the margin of the same, westerly 50 feet to the northeast corner of A. A. Mellier's Subdivision of part of Lot 156 of the Boyd Home Tract, of record in Book 57, page 127, said Register's Office; thence along the east line of Lot No. 17, southerly 170 feet, more or less, to the north margin of Hayes Street; thence with the margin of the same, easterly 50 feet to the point of beginning.

Being the same property conveyed to The Washington Realty Company by Installment Deed, dated April 19, 1955, signed by Monica Ann Merkel, of record in Book 2395, page 626, Register's Office for Davidson County, Tennessee.

C. Hilltop Apartment

Being Lots Nos. 10 and 11 in O. H. Shields' subdivision of lots 44 and 55 and other lots in O. B. Hays' Rokeby Addition, a plan of which is of record in Book 161, page 158 in the Register's Office for Davidson County. Said lots 10 and 11 adjoin each other and front together 110 feet on the east side of Eighteenth Avenue South, and run back between parallel lines eastwardly 157.9 feet to an alley.

Being the same property conveyed to Washington Realty Company by Deed, dated October 1, 1927, signed by Paul DeWitt and wife, Jennie Peebles DeWitt, of record in Book 716, page 683, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, The Washington Realty Company has caused this instrument to be executed ~~Witness~~ ~~hand~~ this 17th day of December, 1968

Attest: THE WASHINGTON REALTY COMPANY

By: _____

Secretary President

STATE OF TENNESSEE
Davidson County

BOOK 4294 PAGE 872

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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mary Ann Lee, a Notary Public within and for the State and County aforesaid, personally appeared Edwin B. Raskin and Ann Reaver with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the The Washington Realty Company, the within named bargainor, a Tennessee corporation, and that (~~XX~~ they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Edwin B. Raskin as such President, and attesting the same by the said Ann Beaver as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1 day of December, 1968.

My commission expires Aug 19 1969

Mary Ann Lee
Notary Public

WARRANTY DEED

FROM

THE WASHINGTON REALTY COMPANY

TO

THE WASHINGTON COMPANY,

a Tennessee corporation

A 24317

IDENTIF. REFERENCE

DEC 17 2 21 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 17 68 MISC 8* 7.50 * 7.50