This instrument prepared by:
J. Vaulx Crockett, Attorney
1111 Nashville Bank & Trust Building
Nashville, Tennessee 37201

BOOK 4323 PAGE 361

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Nos.
Nashville Young Men's Christian Association 226 Seventh Avenue North Nashville, Tennessee	Nashville Young Men's Christian Association 226 Seventh Avenue North Nashville, Tennessee	MAP 93-5 PAR 155, 156, 157 TAP.

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand Dollars ($250,000.00) cash in hand paid by the Nashville Young Men's Christian Association, the receipt of which is hereby acknowledged, CRESCENT PROPERTIES COMPANY, a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 1 to 14 inclusive on the Plan of Subdivision of the Female Academy Property, as of record in Book 57, page 30, Register's Office for said county, and the easterly part of a 16 foot alley lying adjacent to and north of Lots Nos. 1 to 6 inclusive, part of Lot No. 7 and south of Lot No. 14, on said plan, described according to a survey made by George W. Watkins, Surveyor, April 1, 1969, as follows:
>
> Beginning at the northwest corner of McLemore Avenue, formerly 9th Avenue North and Church Street as widened; thence with the north margin of said Church Street, westerly 338.6 feet to the northeast corner of said Church Street, and 10th Avenue North; thence with the easterly margin of said 10th Avenue North, northerly 122.5 feet to the southerly margin of a 16 foot alley; thence with the same easterly 177.5 feet to an iron pin; thence northerly with the easterly line of an alley 65 feet to the corner of Lots Nos. 14 and 15; thence with the line between the two lots, easterly 161 feet to the westerly margin of McLemore Avenue; thence with the same southerly 181.14 feet to the beginning.

Said Lot No. 1 was conveyed to The Crescent Amusement Company, by deed from Viola Sudekum Baulch, et al, of record in Book 4105, page 625; said Lots Nos. 2 to 13 inclusive being the same real property conveyed to The Crescent Amusement Company, by deeds from Stanley Rich, et al, of record in Book 1380, Page 10, and from Rose Loveman Rich Rosenthal, et al, of record in Book 1300, page 651, Register's Office for said County; said Lot No. 14 being part of the real property conveyed to Crescent Amusement Company, by deed from J. U. Rust, Jr., Receiver of Central Properties, Inc., of record in Book 1255, Page 42, said Register's Office, and said part of said alley was closed by Bill No. 66-57 of the Metropolitan County Council.

Being part of the same property conveyed to Crescent Properties Company by deed from The Crescent Company, formerly The Crescent Amusement Company, of record in Book 4288, Page 508, Register's Office for said County.

This is improved property, known as 1000 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Nashville Young Men's Christian Association, its successors and assigns, forever.

Crescent Properties Company covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 1969, which have been prorated as of the date hereof and assumed by the grantee; and reservations contained in Bill No. 66-57 of Metropolitan County Council.

Crescent Properties Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the Nashville Young Men's Christian Association, its successors and assigns, against the lawful

claims of all persons whomsoever. BOOK 4323 PAGE 363

By the acceptance and recordation of this deed, the parties hereto acknowledge the compliance with all of the terms and conditions as set out in the option to purchase between NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION and THE CRESCENT COMPANY of record in Book 4075, Page 287, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, CRESCENT PROPERTIES COMPANY has caused this instrument to be execut ed by its duly authorized officers, on this, the 31 day of March, 1969.

CRESCENT PROPERTIES COMPANY

BY D. R. Buttrey
D. R. Buttrey, President

ATTEST:

B. G. Talley
B. G. Talley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mrs. John S. Harrison, a Notary Public within and for the State and county aforesaid, personally appeared D. R. Buttrey and B. G. Talley, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to the the President and Secretary respectively of the Crescent Properties 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 the said D. R. Buttrey as such President and attesting the same by the said B. G. Talley as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 31st day of March, 1969.

Mrs. John S. Harrison
NOTARY PUBLIC

My commission expires: August 1, 1971

NOTARY PUBLIC MRS. JOHN S. HARRISON DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater for this transfer is $250,000.00.

Roger M Gelbach - President Metro Bd - V Walker

AFFIANT

Subscribed and sworn to before me, this the 4th day of April, 1969.

Mrs. John S. Harrison

NOTARY PUBLIC

My commission expires: August 1, 1971

NOTARY PUBLIC MRS. JOHN S. HARRISON DAVIDSON COUNTY, TENN.

A 36264

IDENTIF. REFERENCE

APR 4 12 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-4	CONV	90,000.00			
APR-4	CONV	90,000.00			
APR-4	CONV	70,000.00			
APR-4	S'TAX		A*	650.00	
APR-4	PR'FEE		A*	.50	
APR-4	W'DEED		A*	6.00	* 656.50