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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Central Bell Telephone Company Suite 310, Green Hills Office Building	(SAME) (NAME)	Map 42-16 Par. 162
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37215	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00) - - -

E, 484.0 feet along a line that is 118.0 feet distant from and parallel to the centerline of the northbound main track of the Louisville and Nashville Railroad Company, this point also being the northeast corner of the above describe one-acre tract; Thence: S 74° 00' E, 55.00 feet to a point that is 173.0 feet distant from and measured perpendicular to the centerline of the northbound main track of the Louisville and Nashville Railroad Company, also the southeast corner of a 0.75 acre tract conveyed to Louisville and Nashville Railroad Company by John Woodruff, Jr. and recorded in Book 253, Page 68, Register's Office of Davidson County; Thence: N 16° 00' E, 108.5 feet along the east line of a 0.75 acre tract of land conveyed to the Louisville and Nashville Railroad Company by John J. Woodruff as recorded in Book 253, Page 68, Register's Office of Davidson County, to a point in the south right-of-way line of Madison Street; Thence: S 88° 31' E, 253.2 feet along the south right-of-way line of Madison Street to a point in the west right-of-way line of a 50 foot wide private roadway leading from Madison Street southward to Madison Square Shopping Center, said 50 foot right-of-way being recorded in Book 3859, Page 132, Register's Office of Davidson County, and Book 3709, Page 37, Register's Office of Davidson County; Thence: S 10° 56' W, 840.9 feet along the west right-of-way of the above described 50 foot private roadway to the point of beginning containing 308,426 ± square feet or 7.08 acres ±.

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This conveyance is made subject to a lease covering a small portion of the property described above and being in the southwest corner of the above described tract. Said lease executed by Eugene W. Helm, et al, to Transit-Ready Mix, Inc. on March 23, 1967 and is unrecorded. Said lease was originally for a two-year period and contains a provision permitting the renewal of same on an annual basis through June 30, 1971.

This is unimproved (X) property, known as ..... (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 South Central Bell Telephone Company, its successors, - - - - - - - - - - - - - - - - - - *heirs and assigns, forever.*

And we *do covenant with the said* South Central Bell Telephone Company - - - - - - - - *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,* except for ad valorem taxes for the year 1969 which shall be prorated as of the date of closing.

And we, Eugene W. Helm, Frank G. Helm and Miss Clyde Helm *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* South Central Bell Telephone Company, its successors *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* December, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene W. Helm
Eugene W. Helm

Frank G. Helm
Frank G. Helm

Miss Clyde Helm
Miss Clyde Helm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State, the within named* Eugene W. Helm, Frank G. Helm ~~and Miss~~ ~~Clyde Helm~~

*the bargainor*s*, 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* 22nd *day of* December *, 19* 69 *.*

L. D. Richardson *, Notary Public.*

Commission Expires April 25, 1970 *.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State, the within named* Miss Clyde Helm

one of
*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *, this* 22nd *day of* December *, 19* 69 *.*

H Leckman *, Notary Public.*

Commission Expires 7-24-72 *.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19 .....

Notary Public

Commission Expires .....

WARRANTY DEED

G-212774 FROM

EUGENE W. HELM, ET UX,

TO

SOUTH CENTRAL BELL TELEPHONE COMPANY

A64352

IDENTIFICATION REFERENCE

DEC 23 12 08 PM '53

FELIX A. NAIL, REGISTER
DAVIDSON COUNTY, TENN.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

DEC'53 90,000.00
DEC'53 90,000.00
DEC'53 10,000.00
DEC'53 STAX 494.00
DEC'53 RECD 50
DEC'53 MTGED 6.00
DEC'53 CONV * 500.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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