WARRANTY DEED

PARCEL NO. W3-5395

Map. 92-3
Par. 294
PW

This deed was prepared by:
Mose J. Davie, Attorney
1026 - 4th Avenue, North
Nashville, Tennessee 37219

BOOK 4401 PAGE 524

For and in consideration of the sum of Four-Thousand-Four-Hundred Dollars ($4,400.00), cash in hand paid to me, and for other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Essie Mai Gaines, (an unmarried woman), have bargained and sold, and by these presents, do transfer and convey unto Meharry Medical College, Inc., it's representatives and successors a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the west 1/2 of Lot No. 11 on the Map of the subdivision of Lot No. 11 of the Harding Lytle Tract, as of record in Book 21, page 136, Register's Office for said County.
>
> Said part of said Lot No. 11 fronts 25 feet on the south side of Albion Street, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Essie Mai Gaines, by deed from V. H. Dixon and wife, as of record in Book 1368, page 252, said Register's Office, and by deed from Charlie Gaines, as of record in Book 2345, page 397, said Register's Office.
>
> Said land is improved and known as 1921 Albion Street. Send all tax statements to Meharry Medical College, Inc., 1005 - 18th Avenue, North, Nashville, Tennessee 37208.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Meharry Medical College, Inc., it's representatives and successors, forever.

And I do covenant with the said Meharry Medical

MAR-5 70	CONV	*4,400.00				
MAR-5 70	S'TAX		A*	11.44		
MAR-5 70	PR'FEE		A*	.50		
MAR-5 70	WDEED		A*	3.00	*	14.94

College, Inc., that I am lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Essie Mai Gaines, (an unmarried woman), do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to Meharry Medical College, Inc., it's representatives and successors against the claims of all persons whomsoever.

Witness my hand on this the 4 day of March, 1970.

her mark
Essie Mai Gaines
Dean Stull Witness
Audrey E. Williams Witness

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Essie Mai Gaines a Notary Public in and for said County and State, the within named Essie Mai Gaines, the bargainor 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 the 4th day of March, 1970.

NOTARY PUBLIC

My Commission expires: July 26, 1971.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $4,400.00.

G. C. Walker
Affiant

Sworn to and subscribed before me this 5th day of March, 1970.

B Rumble
Deputy Register

A 70257
T
IDENTIF. REFERENCE
MAR 5 11 42 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.