This Instrument Was Prepared By: Charles F. Frazier, Attorney
200 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4412 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noland Company (NAME:)	Noland Company (NAME:)	Map. 82-14
186 North First Street (STREET ADDRESS OR ROUTE NUMBER)	186 North First Street (STREET ADDRESS)	Pc. 53-
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	54 pw

For and in Consideration of the sum of.....

----------Ten & no/100----------*DOLLARS*

and other good and valuable considerations

We, Nelson W. Holt and wife, Gail H. Holt
.....*have bargained and sold, and by these presents do transfer and convey unto*
Noland Company, its
the said .....
.....*heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Being part of Lot No. 12 on the Plan of the First Subdivision of the John Shelby Estate, as of record in Plan Book 1, Page 10, Chancery Court at Nashville, described as follows:
BEGINNING at the southwest corner of North First Street, formerly Whites Creek Pike and Oldham Street; thence with the southerly margin of Oldham Street, westwardly 200 feet; thence southwardly 50 feet; thence eastwardly 200 feet to the westerly margin of North First Street; thence with said Street, northwardly 50 feet to the beginning.

TRACT II: Being Part of Lot No. 12 on the Map of John Shelby Estate, as of record in Plan Book 1, Pages 10 and 11 of the Chancery Court at Nashville, described as follows:
BEGINNING at a point in the south margin of Oldham Street, 200 feet west of the southwest intersection of Oldham Street and North First Street or Whites Creek Pike, being the northwest corner of that part of Lot No. 12 conveyed to J. R. Hickman, by deed of record in Book 638, Page 234, Register's Office for said County; thence with the south margin of Oldham Street, north 88° west 50 feet to a point; thence southerly 205 feet to a point in the south line of Lot No. 12; thence north 69 1/2° east with said line, 293 1/2 feet to a point in the westerly margin of North First Street or Whites Creek Pike; thence northerly with the westerly margin of North First Street or Whites Creek, 2 1/2 feet more or less to a point 50 feet south of the southwest intersection of Oldham Street and North First Street or Whites Creek Pike, J. R. Hickman's southeast corner; thence north 88° west, with Hickman's south line, 200 feet to a point; thence northerly and parallel with the westerly margin of North First Street or Whites Creek Pike, 50 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 232,750.00

Subscribed and sworn to before me, this the 21st day of April, 1970

Affiant

My commission expires: 3 March 21 1974 (Affix Seal)

Notary Public

TENNESSEE DAVIDSON COUNTY

TRACT III: Being described according to a survey made by Geo. W. Watkins, Surveyor, September 12, 1949, as follows:
BEGINNING at a railroad spike on the westerly margin of North First Street, 50 feet northwesterly at right angles from the center line of the south bound track No. 1 of the Louisville, Division, formerly Main Stem 2nd Division, of the Louisville & Nashville Railroad Company; thence south 57° west 252 feet to a point, 20 feet northerly from the centerline of Spur Track No. 43, also known as Down River Spur Track; thence along a 14° curve, 20 feet from the center line of said spur track, northwesterly 445 feet more or less to the southern boundary line of the property conveyed to City of Nashville; thence north 58° east 645 feet moreor less to an iron pipe in the westerly margin of said North First Street; thence with the westerly margin of said Street, south 14° 30' east 303 feet to the beginning, containing 3.25 acres more or less. Tract No. 1 being the same property as convcyed to Nelson W. Holt by deed from A. C. Farris, et al as of record in Book 2645, Page 399 Register's Office for Davidson County, Tennessee and Tracts II and III being the same property conveyed to Nelson Woodward Holt as devisee under the will of Sam Porter Holt, deceased, as of record in Will Book 67, Page 56, County Court Clerk's Office.

This is unimproved ( ) improved (X) property, known as 186 North First Street, Nashville, Tennessee
(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 Noland Company, its *heirs and assigns, forever.*

And we *do covenant with the said* Noland 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.*

And We *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* Noland Company, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* April, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nelson W Holt

Rue G Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named NELSON W. HOLT and wife GAIL H. HOLT

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 [illegible] day of April, 1970

[illegible] Notary Public.

Commission Expires 3 July 1973

GINLEY LEGAL SERVICE DAVIDSON

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 4412 PAGE 545

WARRANTY DEED

FROM

NELSON W. HOLT and wife

GAIL H. HOLT

TO

NOLAND COMPANY

A752000

IDENTIF. REFERENCE

APR 22 11 06 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

90,000.00
50,000.00
52,750.00

APR22 CONV A* 605.02
APR22 CONV A* .50
APR22 CONV A* 6.00
APR22 STAX
APR22 RATFEE
APR22 WDEED * 611.52

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE