THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4422 PAGE 361

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Higdon Properties, a Partnership (NAME)	(NAME)	Map. 82-9
1115 1st Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 454
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Higdon Properties, a Partnership, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Swift and Company, a Delaware Corporation

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said **Higdon Properties, a Partnership, its**

.....**successors,** ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being parts of lots 63 and 65 and all of lot No. 64, on the plan of Hugh W. McGavock, as of record in book 17, page 640, Register's Office for said County, as follows:

As to Part of Lot No. 63: Beginning on the westerly margin of First Avenue North, fromerly Front Street, 243-1/2 feet northerly from the northerly margin of Jefferson Street; thence northerly with said Avenue 93-1/2 feet to Cramer's southeast corner; thence at right angles westerly 182-2/3 feet to the line between lots 63 and 34; thence with said line southerly 93-1/2 feet; thence at right angles easterly 182-2/3 feet to the beginning.

As to Part of Lot Nos. 63 and 64: Being the southerly 18-1/2 feet of Lot No. 63 and the northerly 31-1/2 feet of Lot 64, in H. W. McGavock's Addition to Nashville, plan of which is of record in book 18, page 640, Register's Office for said County. Beginning on the westerly margin of First Avenue North (formerly Front Street), 198-12 feet northerly from the northerly margin of Jefferson Street; thence with said Avenue northerly 50 feet; thence at right angles westerly 182-2/3 feet to the back line of said lot; thence with said line southerly 50 feet; thence easterly 182-2/3 feet to the beginning.

As to Part of Lot Nos. 64 and 65: Beginning on the westerly margin of First Avenue North, formerly Front Street 61 feet northerly from the northerly margin of Jefferson Street; thence with the westerly margin of said Avenue northerly 132-1/2 feet; thence at right angles westerly 182-2/3 feet to the east line of lot No. 33; thence with said line southerly 100 feet, more or less, to a point 61 feet northerly from Jefferson Street; thence easterly 185 feet parallel with Jefferson Street to the beginning.

COND'T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 5th day of June 19 70

Affiant

My commission expires: 11-30-70 (Affix Seal)

Notary Public

Being part of the property conveyed to Swift and Company, a Delaware Corporation, by deed from Neuhoff Packing Company, of record in book 966, page 439, Register's Office for said County.

SUBJECT TO THE FOLLOWING:

(a) Taxes for the year 1970, which shall be prorated as of the date of the delivery of conveyance;

(b) Questions of survey and matters of encroachment;

(c) Easements, restrictions, covenants and conditions of record;

(d) Easements for sewers and public utilities.

This is unimproved ( ) improved ( ) 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 Higdon Properties, a Partnership *its* successors ~~heirs~~ *and assigns, forever. And* It, / Swift and Company, a Delaware Corporation ~~do~~ *covenant with the said* Higdon Properties, a Partnership *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Swift and Company, a Delaware Corporation *do further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Higdon Properties, a Partnership, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness hand this* 3rd *day of* June, *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.*

Swift and Company, a Delaware Corporation

X [signature] WBT

Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, [illegible], *a Notary Public in and for said County and State, the within named* [illegible] with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Swift and Company, a Delaware Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Chicago, Illinois, *this* 13 *day of* June, *19* 72.

Esther Lundell, *Notary Public.*

Commission Expires My Commission Expires June 21, 1972

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.....

JUN-5[illegible]	CONV	40,000.00			
JUN-5[illegible] S'TAX			A*	104.00	
JUN-5[illegible] PR'FEE			A*	.50	
JUN-5[illegible] W.D. [redacted]			A*	6.00	* 110.50

WARRANTY DEED

FROM

Swift and Company, a Delaware Corp.

TO

Higdon Properties, a Partnership

A 79648

IDENTIFICATION REFERENCE

JUN 5 1 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

dd Gleaves & Johnson