This Instrument was prepared by Charles C. Trabue, Jr., Life & Casualty Tower, Nashville, Tennessee.

WARRANTY DEED

BOOK 4432 PAGE 181

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney F. Keeble, Jr.	SAME	Map 95-4
(NAME) Life & Casualty Tower	(NAME)	Par. 23
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37219	(STREET ADDRESS)	Map 83-5
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. Par. 99 pw

WHEREAS, the Directors and Stockholders of Commercial Realty Company, the owner of the property described below, have adopted a plan for the dissolution and liquidation of said corporation and the distribution of its property and assets to the Stockholders thereof.

NOW, THEREFORE, pursuant to said plan, and in consideration of $1.00, cash in hand paid, the receipt of which is acknowledged, Commercial Realty Company has bargained and sold and does hereby transfer and convey the Parcels of real estate described below to the following grantees and in the following proportions: Third National Bank, Trustee under the Will of Elizabeth Estes Kirkman, deceased, a one-half undivided interest; Mrs. Gray Keeble Bolster, a one-fourth undivided interest; and sydney F. Keeble, Jr., a one-fourth undivided interest.

Said real estate is situated in Davidson County, Tennessee, and is more particularly described as follows:

Parcel No. 1: Land in Davidson County, Tennessee, being a tract of land in the 3rd, formerly 2nd, Civil District, being parts of Lots Nos. 3 and 4 on the Plan of Donelson Heights Subdivision which is unregistered described as follows:

Beginning at a point in the center of Old Lebanon Pike, the common corner of the A. M. Helms and E. Fitzpatrick property, running thence easterly along the center of the Old Lebanon Pike 114 feet to a point in the center of said Pike; thence North 1 3/4 degrees West 225 feet to a point; thence westerly and in a straight line parallel with the north margin of the Old Lebanon Pike 114 feet to a point in the east boundary line of the E. Fitzpatrick property; thence with said line south 225 feet to the point of beginning.

Being the same property conveyed to Commercial Realty Company, by deed from Felix C. Robb, of record in Book 3131, page 587, Register's Office for Davidson County, Tennessee.

Parcel No. 2: All of lots 2, 3, 4, 5, 6, 7, 8, 9, and the southerly 23.5 feet of lot 10, except for a triangular strip on the south edge of lot 2 having a base of 6 feet on a north-south alley east of Gallatin Road and a vertex at the southwest corner of lot 2 all situated in the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place as of record in Book 332, page 73, Register's Office of Davidson County, Tennessee, more fully described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or valve whichever is greater, for this transfer is $46,000.00

Subscribed and sworn to before me, this the 15th day of

19 70

Affiant

My commission expires Jan 27, 1973

(Affix Seal)

Notary Public

Beginning at a point in the east line of Gallatin Road located 70 feet north of the intersection of the north line of Eastland Avenue with said east line of Gallatin Road; thence northwardly along the east line of Gallatin Road 423.5 feet; thence eastwardly, at an angle of 90° degrees to said Gallatin Road, 170 feet to the west line of a north-south alley; thence southwardly along the west of said north-south alley 421.1 feet to an iron pin, 31 feet north of the intersection of said west line of the north-south alley with the north line of Eastland Avenue; thence westwardly 208.6 feet to the point of beginning.

Being the same real property conveyed to Commercial Realty Company, a Tennessee Corporation, by deed from National Tea Company, of record in book 3164, page 187, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

Commercial Realty Company covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by taxes for 1970 which are assumed by the Grantees.

And Commercial Realty Company does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee this July 1, 1970.

COMMERCIAL REALTY COMPANY

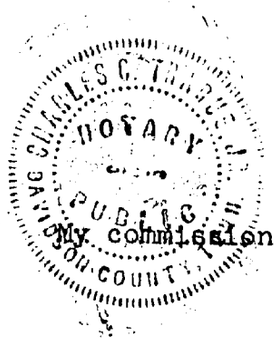
By: Sydney F. Keeble, Jr.
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles C. Trabue, Jr., Notary Public within and for the State and County aforesaid, personally appeared Sydney F. Keeble, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President respectively of the COMMERCIAL REALTY COMPANY, the within named bargainor, a corporation, and that he as such Vice President, being authorized sc to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sydney F. Keeble, Jr. as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13 day of July, 1970.

Charles C. Hall
NOTARY PUBLIC



My commission expires: 1/27/'73

A 84003

IDENTIF. REFERENCE

JUL 17 11 20 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 17 70	CONV	*	346,000.00		
JUL 17 70	S'TAX		A* 899.60		
JUL 17 70	PR'FEE		A* .50		
JUL 17 70	W'DEED		A* 4.50	*	904.60