BOOK 4446 PAGE 534

Map. 23-10
Par. 269
Map. 103-10
Par. 134
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the following considerations, namely:

1. The sum of Seventy-seven Thousand One Hundred Ninety-two and 64/100 ($77,192.64) Dollars cash;

2. The assumption by American Legion Post #5 of Nashville, Tennessee of the present first Deed of Trust executed by C B S Realty Company to William S. Hofstetter, Trustee, dated November 5, 1965, recorded in Book 3957, Page 127, and assigned to First American National Bank by instrument of record in Book 3958, Page 621, Register's Office of Davidson County, Tennessee, in the principal amount of Forty-seven Thousand Eight Hundred Seven and 36/100 ($47,807.36) Dollars; and

3. The conveyance by American Legion Post #5 to C B S Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, of the following-described real property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of lot No. 4 on the un-recorded plan of the Davidson Academy Lots, described according to a survey thereof made September 12, 1938, by S. R. Sanford, Jr., Civil Engineer, as follows:
> Beginning at the northeast corner of 6th Avenue South, formerly High Street, and Brooks Alley; thence with the easterly margin of 6th Avenue South, northwardly 136-7/15 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, eastwardly 210 feet to the westerly margin of an alley; thence with said alley, southwardly 132-2/3 feet to the northerly margin of Brooks Alley; thence with said Alley, westwardly 210 feet to the beginning.

This instrument prepared by Hiram A. Dillard, Atty
Seventh Floor
Third National Bank Bldg
Nashville, Tennessee

Address:
American Legion Post #5
War Memorial Bldg
Nashville, Texas

Being the same property conveyed to American Legion, Nashville Post # 5, by deed from Harris Gilbert, Trustee, et al, of record in book 4275, page 611, Register's Office for said County;

receipt of all of which is hereby acknowledged, C B S Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, have bargained and sold, and by these presents do transfer and convey unto the said American Legion Post #5, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the easterly part of an unnumbered tract marked "Reserved for Future Development" shown on the Plan of Hillwood Terrace, as of record in book 2663, page 50, Register's Office for said County, described as follows: Beginning at a point in west margin of White Bridge Road, 55.1 feet north from a concrete monument set at the beginning of a curve into Brookwood Place, thence south 75° 36 minutes west, 180 feet to a point, which is 80.03 feet north 14° 23 minutes west from the northerly margin of Brookwood Place; thence north 14° 23 minutes west 158.82 feet to a point in the southerly margin of Brookside Court, Section One, Addition Four, as of record in book 1825, page 81; thence with the southerly margin of said Brookside Court, north 75° 14 minutes east 180.0 feet to the west margin of White Bridge Road; thence with the margin of same south 14° 23 minutes east 160.02 feet to the point of beginning.

Being the same property conveyed to C.B.S. Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, by deed from Franklin G. Clark and wife, of record in book 3907, page 103, said Register's Office.

This conveyance is made subject to the following covenants and restrictions which run with the land and shall be binding upon the grantee, its successors and assigns:

1. Ten-foot easement for public utilities along the north side line, 50-foot building setback line from White Bridge Road and conditions of owners certificate, as shown on plan of record in book 2663, page 30, Register's Office for Davidson County, Tennessee;

2. Rights of lessees, tenants or occupants of premises or any part thereof;

3. Restrictive covenants contained in deed of record in book 3615, page 154, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached;

4. Restrictive covenants contained in deed of record in book 3907, page 103, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American Legion Post #5, its successors and assigns, forever. And we do covenant with the said American Legion Post #5 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 current taxes and said first Deed of Trust.

And C B S Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said American Legion Post #5, its successors and assigns, against the lawful claims of all persons whomsoever.

AND, IN CONSIDERATION of the above conveyances, American Legion Post #5 has bargained and sold, and by these presents does transfer and convey unto the said C B S Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, the following tract of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of lot No. 4 on the unrecorded plan of the Davidson Academy Lots, described according to a survey thereof made September 12, 1938, by

S. R. Sanford, Jr., Civil Engineer, as follows:
Beginning at the northeast corner of 6th Avenue South, formerly High Street, and Brooks Alley; thence with the easterly margin of 6th Avenue South, northwardly 136-7/15 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, eastwardly 210 feet to the westerly margin of an alley; thence with said alley, southwardly 132-2/3 feet to the northerly margin of Brooks Alley; thence with said Alley, westwardly 210 feet to the beginning.
Being the same property conveyed to American Legion, Nashville Post # 5, by deed from Harris Gilbert, Trustee, et al, of record in book 4275, page 611, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C B S Realty Company, a partnership composed of Sam Seligman, Joe Barr and Ben C. Cavalier, its successors and assigns, forever. And we do covenant with the said C B S Realty 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 current taxes.

And American Legion Post #5 does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said C B S Realty Company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of September, 1970.

AMERICAN LEGION POST #5

By W. R. Hawley for Commander
D. Edwards Asst. Adj.

A 90480

IDENTIF. REFERENCE

SEP 18 2 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4446 PAGE 538

C B S REALTY COMPANY

By _____
Sam Seligman

_____
Joe Barr

_____
Ben C. Cavalier
PARTNERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of the State and County aforesaid, _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____, of the American Legion Post #5, 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 himself as _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of September, 1970.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Sam Seligman, Joe Barr and Ben C. Cavalier, with whom I am personally acquainted,

and who, upon oath, acknowledged themselves to be Partners of C B S Realty Company, a partnership, the within-named bargainor, and that they, as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of September, 1970.

Notary Public

My commission expires: January 11, 1971

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $135,000. Affiant Lyn Hildebrand Atty for Seller
Subscribed and sworn to before me this 18th day of September 1970 Judge Assist

Deputy Register

SEP 18	CONV	90,000.00			
SEP 18	CONV	35,000.00			
SEP 18	S'TAX		A*	325.00	
SEP 18	PR'FEE		A*	.50	
SEP 18	W'DEED		A*	9.00	* 334.50