BOOK 4456 PAGE 722

Prepared by: Frost, Vance, Guy, Atty
Corporate Sub-Bldg
Nash. Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Condra Development Company (NAME)	Same. (NAME)	Map. 42-16
New Hope - Old Hickory Pike (STREET ADDRESS OR ROUTE NUMBER)	Ext. Bldg (STREET ADDRESS)	Par. 211
Hermitage (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of

-----Seventy Thousand and no/100 ($70,000.00)----------*DOLLARS*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Crescent Properties Company has

.....*have bargained and sold, and by these presents do* as *transfer and convey unto the said* Condra Development Company, a Tennessee corporation, its successors .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the southwest corner of Parcel No. 25 conveyed to Crescent Properties Company by deed from The Crescent Company, of record in Book 4288, page 508, Register's Office for said County, more specifically described as follows:

Beginning at a point on the easterly margin of Gallatin Pike, said point being the same beginning point in the description of Parcel No. 25, being one foot north of the northerly wall of the building demised to Service Merchandise Company of Madison, Inc. by lease from Graves Pate, et al, of record in Book 4149, page 397, of said Register's Office; thence with the easterly margin of Gallatin Pike, north 10° east 117.3 feet to the northerly wall of the building presently demised to Henshaw's Homestead House Furniture Company by lease from Crescent Properties Company, not of record; thence running north of the northerly wall of said building, south 88° 8' east 250 feet to a point; thence south 10° west 117.3 feet to the southerly boundary line of Parcel No. 25 as described in deed in Book 4288, page 508; thence with the southerly boundary of said Parcel No. 25 westwardly to the point of beginning.

A fence encroaches along the southeast corner of said premises and the title to an area of approximately 430 square feet, located on the south side of such fence, is not warranted by the Grantor.

There is also conveyed hereby an easement four feet in width contiguous to the north line of the property herein conveyed, which easement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of ____, 19__

My commission expires: 8/1/77

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

extends from the east margin of Gallatin Road to the northeast corner of the building presently situated thereon for the maintenance of the mechanism of the sprinkler system for said building and for ingress and egress in and out of a rear side door to said building.

Being part of the property conveyed to Crescent Properties Company by deed from The Crescent Company, of record in Book 4288, page 508, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. State and Metropolitan taxes for the year 1970, which have been prorated between the parties.

2. Easement for sanitary sewers and/or storm drainage of record in Book 3374, page 296, said Register's Office.

3. The rights of Henshaw's Homestead House Furniture Company under lease agreement with the Grantor's predecessor in title, which lease expires October 31, 1973, all right title and interest of the Grantor in and to the same being assigned by this instrument.

unimproved ( )
This is improved (X) property, known as ..... Gallatin Road, Madison, 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 Grantee, its successors ..... xheirs *and assigns, forever.*

And Grantor *do/*es *covenant with the said* Grantee ..... *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,* except as hereinabove set forth.

And Grantor does ..... *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ..... xheirs *and assigns against the lawful claims of all persons whomsoever.*

Witness hand s this 2nd *day of* November, *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.*

CRESCENT PROPERTIES COMPANY

By [signature]
President

Attest: John R. Quirk
Secretary

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.....
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, Mrs. John S Harrison, *a Notary Public of the State and County aforesaid, personally appeared* Donald H. MacLeod, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Crescent Properties Company, *the within named bargainor, a corporation, and that* he as such 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 President.

Witness my hand and seal, at office in Nashville, Tennessee,
this 22 *day of* November, *19* 70.

Mrs John S Harrison
Notary Public

Commission Expires August 1, 1970.

JOHN S. HARRISON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CRESCENT PROPERTIES COMPANY

TO

CONDRA DEVELOPMENT COMPANY

A 9 5 1 5 5

IDENTIF. REFERENCE

Nov 4 1 44 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CONV 70,000.00

NOV-4-70 S.TAX A* 182.00

NOV-4-70 RFEE A* .50

NOV-4-70 MTGED A* 6.00 * 188.50

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE