Prepared by: Vance Berry Atty
Cresent Trust Bldg Nash Tenn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin B. Raskin, Trustee (NAME)	Same (NAME) BOOK 4457 PAGE 957	Map 118-2
Third National Bank Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 259-260
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	261-262-263
		2.77 PW

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

----------Ten and no/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Crescent Properties Company has

NOV-70 CONV * 400,000 00
NOV-70 S'TAX A* 1,040.00
NOV-70 PR'FEE A* .50
NOV-70 W'DEED A* 7.50 * 1,048.00

bargained and sold, and by these presents do transfer and convey unto the said Edwin B. Raskin, Trustee, with full power to mortgage, sell, transfer and convey, without joinder of any beneficiary, and to his successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described* in Schedule A which is attached hereto and incorporated in this Warranty Deed by reference.

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

1. City of Berry Hill, Metropolitan and State taxes for the year 1970.

2. Easements and lack of direct access to I-65 from the premises such right of access and easements having been condemned in a proceeding pending in the Circuit Court of Davidson County, Tennessee, under No. B-879.

3. Easement for sanitary sewer granted to City of Nashville by instrument of record in Book 3098, page 596, said Register's Office.

4. Easement for sewer line granted the Tennessee Cereal Company by grant from George King and wife, of record in Book 833, page 615, said Register's Office.

5. Easement for sanitary sewers and storm drainage between the Crescent Company and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4108, page 604, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $400,000.00

Subscribed and sworn to before me, this the 30th day of October, 1970

Affiant

My commission expires: 25 April 1971 (Affix Seal)

Notary Public

6. Rights of lessees, tenants, or occupants of the improvements upon the premises, all right, title and interest of the Grantor in all such leases and/or tenancies being assigned herewith, and all rents due from any tenants having been prorated between the parties.

7. Easements for public utilities and drainage affecting the southerly portion of Tract No. 2 and affecting Tract No. 3 of the premises as shown in the survey of the same referred to in Schedule A attached hereto.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) Franklin Road, Nashville, Tenn. 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, his successors ..... *heirs and assigns, forever.*

And Grantor *do/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, his successors ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* October, *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

Land in Davidson County, Tennessee, consisting of three tracts, and being described according to a survey of Crescent Properties Company property, by Hart-Freeland-Roberts, Inc., Job No. 3200, dated October 16, 1970, as follows:

TRACT NO. 1: Being lots Nos. 144 to 151, both inclusive, on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee, as follows:
Beginning at a point, P.K. Nail, said point being the intersection of the easterly margin of Franklin Pike and the southerly margin of Biloxi Avenue; thence, with the southerly margin of Biloxi Avenue, north 75° 23' east 265 feet to a point, said point being the intersection of the southerly margin of Biloxi Avenue and the westerly margin of an alley; thence, with the westerly margin of said alley south 14° 52' east 400 feet to an existing iron pin; thence, leaving said alley south 75° 23' west 265 feet to a point (P.K. Nail) in the easterly margin of Franklin Pike; thence, with said margin north 14° 52' west 400 feet to the point of beginning, containing 2.433 acres, more or less.

TRACT NO. 2: Being parts of lots Nos. 140, 141, 142, and 143 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee; and being part of lot No. 6 on the plan of The Lands of Mrs. Mary Armistead, deceased, as of record in book 2, page 73, Chancery Court at Nashville, as follows:
Beginning at a point on the southerly margin of Biloxi Avenue, said point being the northwesterly corner of lot No. 143 on said plan of Geo. I. Waddey's Subdivision of Westwood, and being the point of intersection of the southerly margin of Biloxi Avenue and the easterly margin of an alley; thence, with the southerly margin of Biloxi Avenue north 75° 23' east 134.20 feet to an iron pin; thence, continuing with said margin of Biloxi Avenue north 53° 45' east 368.50 feet to an iron pin in the westerly right-of-way of Interstate Highway 65; thence, with said westerly right-of-way of Interstate Highway 65, south 10° 52' west 609.90 feet to an iron pin: thence, continuing with the said westerly right-of-way of Interstate Highway 65, south 7° 44' west 233.60 feet to an iron pin; thence, continuing with said westerly right-of-way of Interstate Highway 65, south 18° 50' west 166.10 feet to a point: thence, southwesterly with a curve having a radius of 1273.24 feet a distance of 50.32 feet to a point; thence, with the C. E. Little property north 1° 48' east 104 feet to a point; thence, with said C. E. Little property south 64° 38' west 13.23 feet to a point in the easterly margin of an alley; thence, with the easterly margin of said alley north 14° 52' west 689.15 feet to the point of beginning, containing, 4.489 acres, more or less.

TRACT NO. 3: Being part of lot No. 140 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in book 332, page 99, Register's Office for Davidson County, Tennessee, and being part of lot No. 6 on the plan of The Lands of Mrs. Mary Armistead, deceased, as of record in book 2, page 73, Chancery Court at Nashville, as follows:
Beginning at an iron pin in the easterly right-of-way of Interstate Highway 65, said point being in the southerly margin of Biloxi Avenue, and in the northerly line of lot No. 140 on said plan of Westwood; thence, with said northerly line of lot No. 140 north 54° 08' east 52.47 feet to an iron pin in the westerly right-of-way of the Louisville and Nashville Railroad; thence with said right-of-way of the Louisville and Nashville Railroad south 1° 50' west 931.54 feet to an iron pin; thence, south 60° 34' west 135.56 feet to a point in the easterly right-of-way of Interstate Highway 65; thence, with the easterly margin of said highway north 1° 25' east 209.60 feet to an iron pin; thence, continuing with the easterly margin of said highway north 7° 32' east 764 feet to the point of beginning, containing 1.870 acres, more or less.

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

SCHEDULE A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4457 PAGE 960

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 W. MacLeod, with whom I am personally acquainted, and who, upon oath, acknowledged him self 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 him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of October, 19 70.

Mrs. John S. Harrison
Notary Public

Commission Expires August 1, 1971

MRS. JOHN S. HARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Crescent Properties Company

TO

Edwin B. Raskin, Trustee

A 9 5 7 4 0

IDENTIF. REFERENCE

Nov 9 3 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4457 PAGE 961

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE