This instrument is prepared by Ervin M. Entrekin, 19th Floor, Third National Bank Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4469 PAGE 527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Evans-Cain Company (NAME)	Same (NAME)	116-13
Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	109 + 111
Nashville, Tenn. 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	7D-28920 & 7D-29470

For and in Consideration of the sum of Ten and no/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of and agreement to pay a first mortgage note to Home Federal Savings and Loan Association, the unpaid principal balance of which is $21,649.57, and subject to a first mortgage note to New York Life Insurance Company, the unpaid principal balance of which is $1,166,539.56,

CC 1,900,000.00

DEC 30 ST'TAX A* 4,940.00
DEC 30 PR'FEE A* .50
DEC 30 W'DEED A* 4.50 * 4,945.00

IDENTIF. REFERENCE

DEC 30 12 06 PM '70

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TENN.

B 00558

I, ERVIN M. ENTREKIN, TRUSTEE, with full power

have bargained and sold, and by these presents do transfer and convey unto the said Evans-Cain Company, a partnership, composed of Ross Evans, Jr. and John E. Cain, III, its successors ~~and~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unregistered Plat of J. O. Leake's Belle Meade Tract, and a parcel adjacent in part thereto and adjoining on the west and described together according to a survey thereof made May 8, 1961, by Barge, Waggoner and Sumner, Inc., Engineers, as follows:

BEGINNING at an iron pin on the southerly margin of Leake Avenue, said point being 223 feet east from the center line of Harding Road at the northeast corner of Lot No. 1 on the Plan of H. B. Alexander's Subdivision of the Byron Martin property, as of record in book 1130, page 46, Register's Office for said County, running thence with the southerly margin of Leake Avenue, south 68 degrees 59' east 427.9 feet to an iron pin, being the northwest corner of the property conveyed to James Earl Lawson, by deed from H. B. Alexander and wife, of record in book 1361, page 158, said Register's Office; thence along Lawson's line and a fence, south 21 degrees 14' west 570.8 feet to an iron pin located in the northerly margin of a stone wall; thence with the north face of the stone wall (Extended) north 70 degrees 18' west 171 feet to a point in the center of Richland Creek, said point being a chiseled cross in solid rock; thence with the center line of Richland Creek, north 19 degrees 25' east 122.3 feet to an

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,900,000.00

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

Affiant

My commission expires: (Affix Seal)

REGISTER

iron pin; thence leaving said Creek, north 68 degrees 00' west 300.0 feet to an iron pin, being the southeast corner of lot No. 9 on the Plan of H. B. Alexander Subdivision above mentioned; thence with easterly lines of lots Nos. 9 to 1, inclusive, on said plan, north 27 degrees 13' east 450 feet to the point of beginning. BOOK 4469 PAGE 528

TRACT II: A lot or parcel of land in Davidson County, Tennessee, being part of lot No. 3 on the unregistered plat of J. O. Leake's Belle Meade Tract, being lot No. 1 on a subdivision of said Lot No. 3, described according to a survey made by George W. Watkins, Surveyor, October 11, 1951, as follows:

BEGINNING on the southerly margin of Leake Avenue in the easterly line of the property conveyed to E. F. Hayte and wife, by deed from Frank D. Alexander and wife, of record in book 1403, page 147, said Register's Office; thence with Hayte's easterly line south 20degrees 55' west 210 feet to the corner of Lots Nos. 1 and 4 on said last mentioned subdivision; thence with the line between said two lots eastwardly 145 feet to the westerly margin of a private lane; thence with said lane northwardly 210 feet to the southerly margin of Leake Avenue; thence with said Avenue westwardly 145 feet to the beginning.

Being the same real property conveyed to Ervin M. Entrekin, Trustee, by deed from Belle Meade Tower Apts., Inc., dated December 27, 1966, of record in Deed Book 4089, page 657, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 105 (House Number) Leake Avenue (Street) 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 Evans-Cain Company its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Evans-Cain Company *that* I am *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 the deeds of trust securing the notes referred to in the consideration.

And I, Ervin M. Entrekin, Trustee, *do further covenant and bind* myself, my successors and / beneficiaries ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Evans-Cain Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th ~~2nd~~ *day of* December, *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.*

Ervin M. Entrekin, trustee

ERVIN M. ENTREKIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E.M. KEPLER, *a Notary Public in and for said County and State, the within named* Ervin M. Entrekin

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd 30th *day of* December, *19* 70

Engle, *Notary Public.*

Commission Expires 4/25/72

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, ..., 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.....