Deed prepared by: James H. Hill, Attorney, 320 So. Gallatin Road, Madison, Tenn.

WARRANTY DEED

BOOK 4469 PAGE 772

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
E. E. Rivers (NAME)	Assoc. Capitol (NAME)	Map 91-13 Par. 30.31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Seven thousand and no/100---------- ($7,000.00) -- *DOLLARS* cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged.

We, J. O. Richardson and James D. Watkins,

the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* E. E. RIVERS d/b/a RIVERS ADVERTISING CO., *the grantee, his* *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 16 and the East Part of Lot no. 15 of Block "K" on the Map of Hermitage Addition, of record in Book 57, pages 43 and 108, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Green Street 50 feet east of the easterly margin of Keith Street; thence with the south margin of Green Street easterly 49.4 feet to a point at the corner of Lots No. 16 and 17; thence with the line between said lots southerly 140 feet to the north margin of Hermitage Ave; thence with the margin of the same Westerly 58-1/6 feet to a point which is 58-1/3 feet east of the easterly margin of Keith Street; thence northerly 140 feet to the beginning.

Being the same property conveyed to J. O. Richardson and James D. Watkins, by Installment Deed from Elizabeth Bryant Tatum, a widow, as of record in Book 4150, page 900, R.O.D.C., Tennessee.

Being the west part of Lot No. 17 in Block "K" of the Hermitage Plan of Lots, as of record in Book 57, page 108, Register's Office for said County, and described as follows:

Beginning on the south margin of Green Street, extended, at the northeast corner of Lot No. 16 in said plan; thence with the line of Lot No. 16, south, 140 feet to the line of Hermitage Avenue; thence with the margin of Hermitage Ave., easterly 34.5 feet; thence northerly 140 feet to a point on the south side of Green Street, 33-7/12 feet east from the beginning point; thence along the south margin of Green Street,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7000.00

Affiant

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

My commission expires: 10-30-74 (Affix Seal)

Notary Public

easterly 33-7/12 feet to the point of beginning.

Being the same property as conveyed by Installment Deed to J. O. Richardson and James D. Watkins from Elizabeth Bryant Tatum, a widow, as of record in Book 4165 page 845, R.O.D.C., Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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.*

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 21st *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.*

James D. Watkins

J. O. Richardson

BOOK 1469 PAGE 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* J. O. Richardson and James D. Watkins

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

Witness my hand and official seal at Nashville *, Tennessee, this* 22 *day of* December *, 19*70*.*

Notary Public.

Commission Expires 10-30-71

STATE OF
COUNTY OF

Personally appeared before me, ~~undersigned~~ *, a Notary Public in and for said County and State, the within named* ~~James D. Watkins and J. O. Richardson~~ James D Watkins

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

Witness my hand and official seal at Indianapolis *, this* 19 *day of* Dec *, 19* 70*.*

Notary Public.

NOTARY PUBLIC - EARL F. SCHLESZ
My Commission Expires Oct. 28, 1973

Commission Expires NOTARY PUBLIC - EARL F. SCHLESZ My Commission Expires Oct. 28, 1973

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.....

BOOK 1169 PAGE 775

WARRANTY DEED

FROM

J. O. RICHARDSON AND JAMES D. WATKINS

TO

E. E. RIVERS d/b/a RIVERS ADVERTISING CO.

R 0 0 6 2 2

IDENTIF. REFERENCE

Dec 31 3 01 PM '70

FEE $ DAVIDSON COUNTY, TENN.

7000.00

A- 18.38
A- 6.00

24.70

Dec. 30 '70 CO

Dec. 30 170 SF
Pay. 30 170 PF
Dec. 30 170 WD

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS