This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FIRST NATIONAL COMPANY	SAME BOOK 4171 PAGE 53	Map 93-4-3
(NAME) 224 Second Avenue, North		Par. 154
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) ---------- *Dollars,*

and other good and valuable consideration including the surrender of all of the capital stock of Huffines Buildings, Incorporated and ~~by the acceptance of this deed~~ the assumption by Grantee of the unpaid balance of that certain note secured by vendor's lien retained in Installment Deed of record in Book 3373, page 33, Register's Office of Davidson County, Tennessee, the receipt of all of which is acknowledged, and in order to effectuate the liquidation and dissolution of Huffines Buildings, Incorporated,

Huffines Buildings, Incorporated, a Tennessee corporation has

~~has~~ *this day bargained and sold, and do hereby transfer and convey unto the said* First National Company, a Tennessee corporation, its successors,

and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being part of lot No. 25 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by W. W. Turner Company, Engineers, January 12, 1953, as follows:

Beginning at the northeasterly corner of the Stahlman Building at a point in the southerly margin of Union Street, as now established, being the southerly line of a 3-foot strip conveyed to the City of Nashville, by deed from Mecklenburg Real Estate Company, of record in Book 333, page 184, Register's Office for said County; thence with said strip and the southerly margin of Union Street eastwardly 9.7 feet; thence northerly 4 feet to the southerly margin of Union Street; thence with the said Street eastwardly 70.7 feet to the westerly margin of 2nd Avenue, North; thence with said Avenue southerly 108.8 feet to the northerly margin of an alley; thence with said alley westwardly 79.5 feet to the southeast corner of the Stahlman Building; thence with the easterly side of the Stahlman Building, northwardly 105 feet to the beginning.

Being the same real property conveyed to Huffines Buildings, Incorporated, a Tennessee corporation, by deed from Guaranty Title Trust Company, of record in Book 3373, page 33, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 31 day of December 1970

Affiant

My commission expires: Jan. 24, 1973 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 201 Union Street (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said First National Company, its *(successors),*

~~heirs~~ *and assigns forever.* Grantor ~~covenant~~s *that* it is *lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for vendor's lien above mentioned and easement for light and air in favor of premises to the west as more fully set* out in instrument of record in Book 2543, page 410, Register's Office of Davidson County, Tennessee

Grantor *further covenant*s *and binds* itself, its successors ~~heirs~~ and representatives, to warrant and *forever defend the title to said real estate to said* First National Company, its *(successors),* ~~heirs~~ *and assigns, against the lawful claims of all persons.*

Witness its *hand this* 31st *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*

HUFFINES BUILDINGS, INCORPORATED

ATTEST:

By H. L. Beard

Paul A. Hargis, Secretary

H. L. Beard, President

*

BOOK 1471 PAGE 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs Sam Davis Tatum *, a Notary Public in and for said County and State,* H. L. Beard & Paul A. Hargis *the within named bargainors, 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* 31st *day of* December, *19*70

Mrs. Sam Davis Tatum *Notary Public*

Commission expires Jan. 24, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. Sam Davis Tatum *, a Notary Public of the State and County aforesaid, personally appeared* H. L. BEARD and PAUL A. HARGIS, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~xxx~~ *to be* President and Secretary, respectively *of the* Huffines Buildings, Incorporated *the within named bargainor, a corporation, and that* they *as such* President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~xx~~ President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee *this* 31st *day of* December, *19*70

Mrs. Sam Davis Tatum *Notary Public*

Commission expires Jan. 24, 1973

DEC31'70 MISC A* 3.00 * 3.00

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WARRANTY DEED

FROM

HUFFINES BUILDINGS, INCORPORATED

TO

FIRST NATIONAL COMPANY

IDENTIF. REFERENCE

DEC 31 1 34 PM '70

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE