TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS.

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 4515 PAGE 243

Tree Publishing Co., Inc.
(NAME)

708 17th Avenue, South
(STREET ADDRESS)

Nashville, Tennessee 37203
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS

Map 92-16
Par. 397

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by TREE PUBLISHING CO., INC.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, MOELLER TALENT, INC., a Tennessee corporation,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 65 in O. B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 65 fronts 50 feet on the east side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 151 feet, more or less, to an alley.

Being the same property conveyed to Moeller Talent, Inc., by deed from J. B. Sumner and James W. Blackwood, as of record in Book 4259, page 195, said Register's Office.

This conveyance is subject to real property taxes for the year 1971, which have been prorated and assumed by the Grantee.

This is improved (X) unimproved ( ) property, known as 708 Seventeenth Ave., So., Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 25th day of June, 19 71.

MOELLER TALENT, INC.

By: W. E. Moeller
W. E. Moeller, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, John T. Archer, a Notary Public within and for the State and County aforesaid, personally appeared W. E. Moeller with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Moeller Talent, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. E. Moeller as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of June, 19 71.

My commission expires Feb. 3, 1974

John T. Archer
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

MOELLER TALENT, INC.

To

TREE PUBLISHING CO., INC.

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1005 - MESSEY

File First Federal

BOOK 4515 PAGE 244

B 20764

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IDENTIF. REFERENCE

JUN 28 2 47 PM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN28F	CONV	*	247,000.00		
JUN28F	S'TAX		A* 642.20		
JUN28F	PR'FEE		A* .50		
JUN28F	W'DEED		A* 3.00	*	645.70

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 247,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 22 day of June, 19 71

My commission expires: Notary Public, in and for the aforesaid State and County.

March 3, 1974

JOHN J. KRUSE
NOTARY PUBLIC