BOOK 4564 PAGE 255

WARRANTY DEED

Address New Owner as Follows: Send Tax Bills To: Map-Parcel Numbers

Johnny-Reb Corporation
c/o Cutters Exchange, Inc.
1014 Avenue North

SAME

Map. 92-7
Par. 331-332
PW

For and in Consideration of the sum of Forty Thousand ($40,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Third National Bank in Nashville, a national banking association, has bargained and sold, and by these presents does transfer and convey unto the said Johnny-Reb Corporation, a Tennessee corporation, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Being the southerly part of lots Nos. 32 to 37 inclusive on the plan of Bostick's First Addition to Nashville, as of record in book 21, page 31, Register's Office for said County.

Beginning at the northwest corner of Clinton Street and 18th Avenue North, formerly Bostick Avenue, being the southeast corner of said lot No. 32; thence with the northerly margin of said Street, westerly 326 feet to the easterly margin of 19th Avenue North, formerly Walnut Street; thence with the easterly margin of said Avenue northerly 75 3/4 feet to the southwest corner of the N. C. & St. L. Railway property; thence with the southerly line of said property, easterly to the westerly margin of 18th Avenue North; thence with the westerly margin of said Avenue, southerly 109 1/2 feet to the beginning.

TRACT II:

Being parts of lots Nos. 32, 33, and 34 on the plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, page 31, Register's Office for said County.

Beginning at a point in the westerly margin of 18th Avenue North, Formerly Bostick Street, said point being 109 feet 6 inches north of the northwest corner of 18th Avenue North and Clinton Street, and being the northeast corner of the property sold to John B. Ransom & Company by The Tennessee Property Company on July 30, 1915, as per deed recorded in Book 553, page 514, Register's Office for said County; thence north along 18th Avenue North, 40 feet to a point; thence in a westerly direction with a line south of, parallel to and distant 10 feet 6 inches from the center line of the present side tract running along side the property, a distance of 135 feet to a point;

thence in a southerly direction parallel to 18th Avenue North 40 feet to a point in the north boundary of the land sold to John B. Ransom & Company referred to above; thence in an easterly direction with the north boundary of said Ransom's land, 135 feet to the point of beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from R. E. Myers, Trustee, as of record in book 4443, page 353, Register's Office for said County.

This is unimproved property, known as North side of Union St between 18th & 19th Ave No.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny-Reb Corporation, its successors and assigns, forever.

And Third National Bank in Nashville does covenant with the said Johnny-Reb Corporation 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.

And Third National Bank in Nashville does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Johnny-Reb Corporation, its successors and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 15th day of Dec., 1971, the Third National Bank in Nashville, having caused its name to be signed hereto by its duly authorized officer on said day and date.

R. A. Phillips

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Earlene Fann, a Notary Public of the State and County aforesaid, personally appeared R. A. Phillips with whom I am personally acquainted, and who,

upon oath, acknowledged him self to be Vice President of the Third National Bank in Nashville, the within named bargainor, a national banking association, and that he as such Vice Pres. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Third National Bank by him self as Vice President.

Witness my hand and seal, at office in Nashville Tennessee, this 15th day of December 1971

Earlene Fann
Notary Public

My Commission Expires: May 10, 1972

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IDENTIF. REFERENCE
DEC 28 1 38 PM '71
FEE, WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $40,000cc.

Subscribed and sworn to before me, this the 15th day of December, 1971.

D. F. Phillips
Affiant

Earlene Fann
Notary Public

May commission Expires:

May 10, 1972

This instrument was prepared by
Thomas P. Kanaday, Jr
19th Floor 3rd Nat'l Bank Bldg.
Nashville, Tenn 37219

DEC28 CONV 40,000.00
DEC28 S'TAX A* 104.00
DEC28 PR'FEE A* .50
DEC28 W'DEED A* 6.00 * 110.50