BOOK 4576 PAGE 712

"This Instrument Prepared by ROBERT P. THOMAS ATTORNEY, 760 American Trust Building, Nashville, Tennessee"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. G. Bush & Company, Inc. (NAME:)	SAME (NAME:)	Map 82-7 Pl C 375
1136 2nd Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-3-367
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	See 394 plt

For and in Consideration of the sum of

--One Hundred Eighty-seven Thousand Five Hundred ($187,500.00) *DOLLARS*

of which the sum of Thirty-seven Thousand Five Hundred ($37,500.00) Dollars has been paid in cash, and for part of the remainder the Grantee has executed five (5) promissory notes, four (4) in the principal amount of Thirty Thousand ($30,000.00) Dollars each, due July 1, 1972, July 1, 1973, July 1, 1974, and July 1, 1975, respectively, and one in the principal amount of Twenty-three Thousand Three Hundred One and 58/100 ($23,301.58) Dollars due July 1, 1976, all bearing simple interest at the rate of six (6%)per cent per annum all for which a vendor's lien is expressly reserved upon the premises hereinafter conveyed; and for further consideration the purchasers have assumed and agreed to pay the balance due on an Installment Deed indebtedness executed by London Properties, Inc. by Robert D. Herbert, Jr. to Ezell Duncan, of record in Book 4209, page 763, Register's Office for Davidson County, Tennessee, to secure to Ezell Duncan the payment of one note in the agreed principal amount of Ten Thousand ($10,000.00) Dollars, bearing interest at six (6%) per cent.

London Properties, Inc. has ~~has~~ *bargained and sold, and by these presents do/transfer and convey unto the said* W. G. Bush & Company, Inc., its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

See Exhibit A attached hereto and made a part hereof:

This conveyance of said property is made expressly subject to the following:

1) Metropolitan Nashville and Davidson County taxes for the year 1972, a lien but not yet due and payable.

2) Easement for L.& N.R.R. Tracks, sidings and spurs in First Avenue North and adjacent there on or across the premises. (As to Tract #3)

3) Easements for all passageways or alleyways used by the public or other parties, if any, across the premises. (As to Tract #3)

4) Easements for alley or passageways on and across premises, and railroad tracks, sidings or spurs, if any. (As to Tract #4)

5) Easement for 24" sewer along line between lost nos. 57, 58, and part of 38 and 39 and 40 as shown on plans in the office of the City Engineer of the City of Nashville.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $187,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of February 1972

Notary Public

My commission expires: 10-28-74
(Affix Seal)

EXHIBIT A

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TRACT NO. 1:
Being the northerly 113 feet of Lot No. 40 in H. W. McGavock's Plan of North Nashville, as of record in Book 17, Page 640, Register's Office for Davidson County, Tennessee. 375

Said part of said Lot No. 40 fronts 113 feet, more or less, on the easterly side of Secord Avenue, North, formerly North Market Street, and extends back between parallel lines with the south margin of Monroe Street 183 feet, more or less.

Being the same property conveyed to London Properties, Inc., by deed from Norene Hosrich Bosse as of record in Book 4050 Page 522, of record in Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
Land in Davidson County, Tennessee, being the westerly 139.8 feet of the southerly half of Lot 23, on the plan of Hugh W. McGavock's addition, as of record in Book 21, Page 77, Register's Office for said County. 387 388

Said part of Lot No. 23 fronts 47-3/4 feet on the easterly side of 2nd Avenue North, formerly Market Street, and runs back between parallel lines with the northerly margin of Madison Street, 139.8 feet to a dead line.

Being the same property conveyed to London Properties, Inc., by deed from Ezell Duncan, of record in Book 4209, Page 763, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:
Being Lots Nos. 57, 58, and the northerly part of Lot No. 59, on the plan of H. W. McGavock's Addition, as of record in Book 17, Page 640, Register's Office for said County, described as follows: 391

Beginning at the southwest corner of First Avenue North, formerly Front or Water Street, and Monroe Street; thence with the westerly margin of said Avenue southwardly 376 feet 10-1/2 inches to the northeast corner of Lot No. 25 on the Plan of Hugh McGavock's Addition, as of record in Book 21, Page 77, said Register's Office, being the northeast corner of Tract No. 1 conveyed to Joe Werthan by deed from Abe Epstein, Trustee, of record in Book 1731, Page 387, said Register' Office; thence with the northerly line of Lot No. 25 and the northerly line of the Werthan property westwardly 176 feet 8 inches to the easterly margin of an alley; thence with the easterly margin of said alley northwardly 376 feet 10-1/2 inches to the southerly margin of Monroe Street; thence with said Street, eastwardly 176 feet 8 inches to the beginning.

RECORDER'S ...
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Being the same real property conveyed to London Properties, Inc., by deed from Nashville Freezer & Storage Co., as of record in Book 4140 Page 490, of record in Register's Office for Davidson County, Tennessee

TRACT NO. 4:

Being the northerly 30 feet of Lot No. 24 on the Map of Hugh W. McGavock's Addition, as of record in Book 21, Page 77, Register's Office for Davidson County, Tennessee, the northerly part of Lot No. 38 all of Lot No. 39, and the southerly 29-1/2 feet of Lot No. 40 on the Plan of H. W. McGavock's Addition, as of record in Book 17, Page 640, said Register's Office, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Marke Street, at the southwest corner of the property conveyed to London Properties, Inc., by deed from Norene Hosrich Bosse, of record in Book 4050, Page 522, said Register's Office; thence with the easterly margin of Secord Avenue North southwardly 288 feet to the northwest corner of the property conveyed to Vernon M. Williams, Sr. and wife, by deed from Margaret Doyle, of record in Book 2926, page 447, said Register's Office; thence with Williams' northerly line eastwardly 176 feet 8 inches to the wasterly margin of an alley; thence with said alle northwardly 288 feet to the southerly line of the property of London Properties, Inc.; thence with said line westwardly 176 feet 8 inches to the beginning.

Being the same real property conveyed to London Properties, Inc., by deed from Nashville Freezer & Storage Co., as of record in Book 4140 Page 490, of record in Register's Office for Davidson County, Tennessee

IDENTIF. REFERENCE
FEB 15 2 14 PM '72
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
B 4857 5

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~~Unimproved~~ XXXXX (X) This is improved (X) property, known as 2nd Avenue North (House Number) (Street) Nashville P. O. Address: Tennessee (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, its successors ~~heirs~~ *and assigns, forever.*

And Grantor *do/*es *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein-above set forth.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* February, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LONDON PROPERTIES, INC.

By: Robert A. Hertzfeld, President

"This instrument Prepared by ROBERT P. THOMAS,
Attorney, 2300 Stahlman Trust Building,
Nashville, Tennessee"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Robert P. Thomas *, a Notary Public of the State and County aforesaid, personally appeared* Robert D. Herbert, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* London Properties, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 15 *day of* February *19* 72

Robert Paine Thomas
Notary Public

ROBERT PAINE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 10-28-74

WARRANTY DEED

FROM

LONDON PROPERTIES, INC.

TO

W. G. BUSH & COMPANY, INC.

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90,000.00 CONV
97,500.00 CONV
A* 487.50 FEB15* STAX
A* .50 FEB15* PRFEE
A* 12.00 * 500.00 FEB15* WDEED

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BK 4576 PG 717