[redacted] PREPARED BY
[redacted], ATTORNEYS
[redacted]
NASHVILLE, TENNESSEE 37201

BY: [redacted]
ATTORNEY

WARRANTY DEED

BOOK 4649 PAGE 846

Address New Owner(s) as Follows: Send Tax Bills to: Map-Parcel Numbers:

First American National Bank, Trustee
326 Union Street
Nashville, Tennessee

Same

93-6-2-86 93-6-2-91
93-6-2-87 93-6-2-92
93-6-2-88 93-6-2-93
93-6-2-90 93-6-2-94
93-6-2-95

For and in Consideration of the sum of Ten and no/100 ($10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, McEwell Corporation has this day bargained and sold and by these presents do transfer and convey unto the said First American National Bank of Nashville, Robert E. Harwell, Jr., and Jonathan McKelvey Harwell, Co-Trustees of trusts established under the will of Robert E. Harwell, deceased, of record in Will Book 34, page 525-534, County Court for Williamson County, Tennessee, a certified copy of which is of record in Book 4089, page 581, Register's Office of Davidson County, Tennessee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Parcel #1 -- Land in Davidson County, Tennessee, in the 5th Ward of the City of Nashville, being parts of Lot No. 15 on the Original Plan of Nashville, not of record, described according to a survey made by E. R. Southgate, Surveyor, January 18, 1944, as follows:
Beginning on the northerly margin of Broad Street 66 feet 8 inches east of the southeast corner of 2nd Avenue, North, and Broad Street, running thence northwardly and parallel with 2nd Avenue, North, 77 feet 6 inches to the southerly line of the property owned by McEwell Corporation; thence with McEwell's southerly line eastwardly 146 feet 5 inches to the westerly margin of 1st Avenue, North; thence with the westerly margin of said Avenue, southwardly 37 feet 6 inches to an iron pin, S. T. Ross' northeast corner; thence with his line, westwardly and parallel with Broad Street, and with the southerly wall of the filling station building now on the land being here described 63 feet 4 inches to a point in the east line of the land described as the First Tract in the deed from Jos. R. West, Clerk & Master, to Sarah F. Cohen; thence southwardly and parallel with 1st Avenue, North, 40 feet to the northerly margin of Broad Street; thence with the northerly margin of said street, westwardly 83 feet to the point of beginning.
Being the same property conveyed to McEwell Corporation by deed from M. D. Cohen and wife, Sarah F. Cohen, of record in Book 1283, page 107, Register's Office of Davidson County, Tennessee.

Parcel #2 -- Being Lot No. 15 on the Original Plan of Nashville, not of record described as follows:
Beginning on the northerly margin of Broad Street about 40 feet easterly from the easterly margin of Second Avenue North, formerly Market Street, the southwest corner of a brick building on the lot herein described; thence with the northerly margin of Broad Street, easterly, about 21 feet 7 inches to the center of the division wall; thence through the center of said wall, northerly 72 feet to the margin of a private alley; thence with said private alley westerly, about 21 feet 7 inches to the northwest corner of said brick building; thence with the wall of the same, southerly, about 72 feet to the beginning.
Being the same property conveyed to McEwell Corporation by deed from Elizabeth Chambers and husband, J. D. Chambers, of record in Book 1784, page 401, Register's Office of Davidson County, Tennessee.

J. W. GARRETT NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $128,000.00

Subscribed and sworn to before me this 4-30-69.

[redacted]
Jonathan Harwell, Affiant

Commission Expires [redacted]

[redacted]
Notary Public

In addition thereto a certain tract or parcel of land, alley or areaway, between the northerly line of the property conveyed to McEwell Corporation by deed from Elizabeth Chambers and husband, J. D. Chambers, of record in Deed Book 1784, page 401, and the southerly line of the property conveyed to McEwell Corporation by deed from Sally Core Looney, a widow, of record in Book 1278, page 157, Register's Office of Davidson County, Tennessee, said tract of land situated in the First Civil District of Davidson County, Tennessee, extends east and west approximately 21 feet 7 inches, more or less, and north and south approximately 5 feet, more or less, being the same property conveyed by quit claim to McEwell Corporation from Elizabeth Chambers and husband, J. D. Chambers, of record in Book 1784, page 535, but as to this additional land or area way, McEwell Corporation makes no covenant or warranty, and the covenants and warranties hereinafter set out are intended to and do apply only to the land first above described in Deed Book 1784, page 401, Register's Office of Davidson County, Tennessee.

Parcel #3 -- Land in Davidson County, Tennessee, being part of Lot No. 15 on the Original Plan of the Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of Second Avenue, North, formerly Market Street, at a point 19 feet north of the northerly margin of Broadway, formerly Broad Street, said point being the northwest corner of the property conveyed to Mrs. E. B. Shwab by deed from J. R. Whitmore of record in Book 168, page 480, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 37 feet 3 inches to the southwest corner of the property conveyed to McEwell Corporation by deed from Irvine G. Chase and wife, of record in Book 1136, page 423, said Register's Office; thence with said Corporation's southerly line, eastwardly 40 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 37 feet 2 inches to the northeast corner of said Shwab property; thence with the northerly line of same, westwardly 40 feet, more or less, to the beginning.
Being the same property conveyed to McEwell Corporation by I. Komisar and wife, Eva Komisar, of record in Book 1285, page 259, Register's Office of Davidson County, Tennessee.
Also and together with the land, alley, or areaway between the easterly line of the above described property, the said I. Komisar and wife, Eva Komisar, did grant to the McEwell Corporation all of their right, title, and interest, if any, in and to the aforesaid property described in parcel #2 hereinabove as quit claimed from Elizabeth Chambers and husband, J. D. Chambers, to McEwell Corporation but without covenant or warranty thereto and it is the intent of the McEwell Corporation to convey and warrant only that which it received in regard to this quit claim deed.

Parcel #4 -- Being part of Lot No. 15 on the Original Plan of the Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of Second Avenue North, formerly Market Street, at a point 56 feet 2 inches more or less, north of the northerly margin of Broadway, formerly Broad Street, said point being the northwest corner of the property conveyed to I. Komisar by deed from Vanderbilt University of record in Book 1194, page 109, Register's Office for said County; thence with the easterly margin of said Avenue northwardly 21 feet, more or less, to the southwest corner of the property conveyed to McEwell Corporation by deed from Sallie Core Looney of record in Book 1278, Page 157, said Register's Office; thence with the southerly line of same eastwardly 40 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 21 feet, more or less, to the northeast corner of said Komisar property; thence with the northerly line of same westwardly 40 feet, more or less, to the beginning.
Being the same property being conveyed to McEwell Corporation by deed from Irvin G. Chase and wife, Mattie Chase, of record in Book 1136, page 423, Register's Office of Davidson County, Tennessee.

Parcel #5 -- In the 5th Ward of the City of Nashville, being part of Lot No. 15 on the Original Plan of Nashville, not of record, described as follows:
Beginning on the easterly margin of Second Avenue North, formerly Market Street, at a point 76 feet 8 inches, more or less, northwardly from the northerly margin of Broad Street, being the northwest corner of the lot conveyed by the Executors of the William Litterer estate to James H. Gordon by deed of record in Book 611, page 353, Register's Office for said County; running thence with the easterly margin of said Second Avenue North northwardly 26 feet 10 inches, more or less, to the southwest corner of the lot owned by Benjamin Herman, now deceased; thence with Herman's southerly line eastwardly 213 feet to the westerly margin of First Avenue North, formerly Front or Water Street; thence with the westerly margin of First Avenue North southwardly 26 feet 10 inches, more or less, to the northerly margin of a private alley; thence westwardly with said margin of said alley, to the northeast corner of the aforesaid Gordon lot, and continuing with said Gordon's northerly line to the point of beginning on Second Avenue North, this southerly line of the Litterer lot measuring like its northerly line 213 feet.
Being the same property conveyed to the McEwell Corporation by Sallie Core Looney, a widow, by installment deed of record in Book 1278, page 157, Register's Office of Davidson County, Tennessee.

This is improved property and parcel #1 is known as 103-105 First Avenue, North, 106-112 Broad Street; parcel #2 is known as 114 Broad Street; parcel #3 is known as 102-104 Second Avenue North; parcel #4 is known as 106 Second Avenue North; and parcel #5 is known as 108 Second Avenue North, all in Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said First American National Bank of Nashville, et al., Co-Trustees, as herein named, their successors and assigns, forever.

And it does covenant with the said First American National Bank of Nashville, et al, Co-Trustees as herein named, 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, except for 1969 taxes which have been prorated as of the date of this deed and are assumed by the grantees.

And McEwell Corporation does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said First American National Bank of Nashville, et al, Co-Trustees as herein named, their successors and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 30th day of September, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E. Harwell, Jr., President

IDENTIFICATION REFERENCE
OCT 26 10 03 AM '72
FEE'S COLLECTED BY REGISTER DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| OCT 26 72 | CONV | 90,000.00 | |
| OCT 26 72 | CONV | 38,000.00 | |
| OCT 26 72 | S'TAX | | A* 332.80 |
| OCT 26 72 | PR'FEE | | A* .50 |
| OCT 26 72 | W'DEED | | A* 6.00 * 339.30 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. W. Garrett, a Notary Public of the State and County aforesaid, personally appeared Robert E. Harwell, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of the McEwell Corporation, 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 himself as President.

Witness my hand and seal, at office in Nashville this 30th day of September, 1969.

J. W. Garrett, Notary Public

Commission Expires My Commission Expires July 31, 1973