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WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Eskind, Trustee Abe Freeman (NAME:) c/o A.G. Edwards & Co. (STREET ADDRESS OR ROUTE NUMBER) F+C Tower 37219 (CITY) (P. O. ZONE) (STATE)	Same (NAME:) (STREET ADDRESS) (CITY) (ZONE) (STATE)	93-8 70 PW

For and in Consideration of the sum of Seventy Thousand and no/100
($70,000.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, the undersigned, Mrs. Jessie Hearn Rhea, Curry B. Hearn, Lewis H. Hearn, Travis L. Hearn, Jr., and Wildon Wesley,

FEB13	CONV	70,000.00			
FEB13	S'TAX		A*	182.00	
FEB13	PRTFEE		A*	.50	
FEB13	WDEED		A*	8.00	* 190.50

have bargained and sold, and by these presents do transfer and convey unto the said Richard J. Eskind, Trustee, and Abe Freeman, their respective successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Davidson Street and on the south by the Cumberland River, more particularly described in survey by Barge, Waggoner, Sumner & Cannon, Inc., revised and dated January 4, 1973, as follows:

Beginning at the northwest corner of the subject property located in the south margin of Davidson Street; thence, along said margin of Davidson Street with a curve to the left having a central angle of 08° 07' 26", a radius of 1,872.38 ft., and a distance of 265.48 ft. to a point; thence, N 76° 47' 50" E, 146.44 ft. to a point; thence, leaving said margin, S 16° 37' 38" E, 201.79 ft. to a point in an old fence; thence, N 78° 45' 50" E, 147.87 ft. to a point in the eaterly margin of former South 5th Street; thence, S 30° 33' 50" E, passing an iron pin at 103.43 ft., 133.43 ft. to the edge of water line of the Cumberland River, as of field survey, September 7, 1972; thence, with the edge of water, southeasterly 596 ft., more or less, to a point; thence, leaving said Cumberland River, N 15° 35' 41" W, passing an iron pin at 21.15 ft., a concrete monument at 118.51 ft., another concrete monument at 321.15 ft., a total distance of 346.69 ft. to the point of beginning. Containing 3.65 acres, more or less.

Being property devised to Jessie Hearn Rhea, Curry B. Hearn and the descendants of Travis L. Hearn surviving at the death of George J. Hearn, Jr., by the will of the said George J. Hearn, Jr., of record in Will Book 94, page 332, Office of the County Court Clerk of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of February, 1978

Notary Public

My commission expires: 4/20/74
(Affix Seal)

The above-described property is subject to the following:

1. Easement for electric transmission and power lines.

2. A perpetual easement and right to flood, as necessary for operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, was granted to the United States of America across a portion of the subject premises by instruments of record in book 2155, page 471, and book 2157, page 357, Register's Office for Davidson County, Tennessee. Additional provisions in the instrument last cited require removal of all buildings or improvements, prohibit erection of such on the premises granted, and impose other requirements as therein specified.

3. Easement in favor of Louisville and Nashville Railroad Company entering across the northern boundary line of the premises, between said part of lot No. 4 and the southerly margin of Davidson or Duncan Street, 25 feet in width, as described in deed in Book 146, page 206, Register's Office for Davidson County, Tennessee.

4. Unrecorded easements for 33 inch sewer line and 48 inch sewer line crossing the easterly portion of the subject property, as depicted on the survey of Barge, Waggoner, Sumner and Cannon, Inc., dated October 31, 1972, and with a third revision dated January 4, 1973.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address ..... (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 Richard J. Eskind, Trustee, and Abe Freeman, their respective successors, *heirs and assigns, forever.*

And Grantors *do covenant with the said* Richard J. Eskind, Trustee, and Abe Freeman *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard J. Eskind, Trustee, and Abe Freeman, their respective successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Jessie Hearn Rhea
Mrs. Jessie Hearn Rhea

Curry B. Hearn
Curry B. Hearn

Lewis H. Hearn
Lewis H. Hearn

Travis L. Hearn, Jr.
Travis L. Hearn, Jr.

Wildon Wesley
Wildon Wesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry B. Ely, a Notary Public in and for said County and State, the within named Mrs. Jessie Hearn Rhea, Curry B. Hearn, Lewis H. Hearn, Travis L. Hearn, Jr., and Wildon Wesley

the 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 day of January, 1973.

Larry B. Ely, Notary Public

Commission Expires 4-30-75

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, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ _____of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19____.

_____
Notary Public

Commission Expires _____.

WARRANTY DEED

FROM

Jessie Hearn Rhea, et al.

TO

Richard J. Eskind, Trustee,
Abe Freeman

B 9 4 6 3 3

IDENTIF. REFERENCE

FEB 13 2 41 PM '73

DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Neil Murray Milliken, atty

K. & C. Tower

Wade Inn