BOOK 4694 PAGE 277

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
Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company,	Same (NAME)	93-9-111
640 Fifth Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the undersigned,

Phillips & Buttorff Corporation, has

~~this~~ this day bargained and sold, and ~~do~~ does hereby transfer and convey unto the said Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company, as tenants in common, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 232 in McNairy's Plan of West Nashville Lots, of record in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville.

Said Lot No. 232 fronts 50 feet on the westerly side of 12th Avenue North, formerly McNairy Street and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being part of the property conveyed to Industrial Realty Co., Inc., by deed from First National Company, of record in Book 3499, page 502, Register's Office of said County. The said Industrial Realty Co., Inc., was thereafter merged into Phillips & Buttorff Corporation, a certified copy of the corporate merger appearing of record in Book 4583, page 546, Register's Office of said County.

This conveyance is expressly subject to: (1) 1973 real property taxes which are prorated and assumed by the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 30th day of March, 1973

William M. Berry, Jr.
Affiant

My commission expires: 11-7-73 (Affix Seal)

Charles K. Grant
Notary Public

This is ~~unimproved~~ improved property, known as 107 Twelfth Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company, ----------their (successors), ~~heirs~~ and assigns forever. Grantor ~~covenants~~ that it is lawfully seized and possessed of said real estate in fee simple, ~~has~~ has a good right to convey it, and that the same is unencumbered. except for the encumbrances noted above.

Grantor further ~~covenants~~ and binds itself, its successors, ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company, their (successors), ~~heirs~~ and assigns, against the lawful claims of all persons.

Witness ~~our~~ hand ~~s~~ this 29th day of March, 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.

PHILLIPS & BUTTORFF CORPORATION

By: [signature]

[signature]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ruth McMurtrie, a Notary Public of the State and County aforesaid, personally appeared Neal L. Jennings and Fletcher Slatton themselves, with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be President and Secretary of the Phillips & Buttorff Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ themselves, as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of March, 19 73.

Ruth McMurtrie Notary Public

Commission expires October 30, 1973

APR-25 CONV 27,500.00
APR-25 S'TAX A* 71.50
APR-25 PR'FEE A* .50
APR-25 W'DEED A* 4.00 * 76.00

WARRANTY DEED

FROM

PHILLIPS & BUTTORFF CORPORATION

TO

TENNESSEAN NEWSPAPERS, INC. and THE NASHVILLE BANNER PUBLISHING COMPANY

C 0 0 6 7 5

IDENTIF. REFERENCE

APR 2 3 32 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE