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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

COMMERCE UNION BANK, u/w
James G. Blakemore, Deceased

TO

M & M OFFICE MACHINES COMPANY

For draftsman's use

This Instrument Prepared By:

C. D. Rippy, Attorney
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M Office Machines Co (NAME)	Same (NAME)	9W-3560
1922 Elmwood St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9W-3570
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 10 3 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C01983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 39,000.00 James T. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 1973.

Hazel T. Price
Notary Public

MY COMMISSION EXPIRES: 12-9-73

(AFFIX SEAL)

For and in Consideration of the sum of Thirty-Nine Thousand and No/100 ($39,000.00)----------DOLLARS, cash in hand paid by M & M Office Machines Company, a corporation, hereinafter referred to as the "Grantee," receipt of which is hereby acknowledged, the Commerce Union Bank, a Tennessee banking and trust corporation having its principal office in Nashville, Davidson County, Tennessee, as Executor and Trustee under the will of James G. Blakemore, deceased, with full power to sell and convey, hereinafter referred to as the "Grantor,"

has ~~bargained~~ does bargained and sold, and by these presents ~~transfer~~ transfer and convey unto the said M & M Office Machines Company, its successors ~~and~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 and the easterly 0.2 feet of Lot No. 1 on the Map of the Murphy Land Company's Subdivision, Division "A", being a subdivision of Lots Nos. 260 and 261, of the Boyd Home Tract, as of record in Book 161, page 113, Register's Office for said County.

Form No. WD3a

Said lot and part of said lot adjoin and front together 50 feet on the north side of Church Street, as widened, and run back between parallel lines, 163 feet more or less to the south margin of an alley.

Being property devised to Commerce Union Bank of Nashville, Executor and Trustee under the will of James G. Blakemore, deceased (said executor and trustee having been specifically granted full power) of record in Will Book 103, page 315, County Court Clerk's Office.

This conveyance is made subject to unrecorded lease entered into on the 1st day of September 1970 by and between James G. Blakemore, as Lessor, and Nashville Urban League, Inc., as Lessee, for a period of two years commencing on the 1st day of September 1970 and ending on the 1st day of August 1972.

This is unimproved ( ) improved (X) property, known as 1922 (House Number) Church Street (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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 and assigns, forever.

And Grantor does / ~~do~~ covenant with the said Grantee and Trustee is that it as Executor / lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for 1973 which have been prorated and are assumed by the purchaser.

And Grantor as Executor and Trustee does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever, claiming by or through it.

Witness our hands this 5 day of April, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COMMERCE UNION BANK, Executor and Trustee Under the Will of James G. Blakemore, Deceased

By: T. Vance Little
Senior Vice President and Trust Officer

ATTEST:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, T. Vance Hanson, a Notary Public of the State and County aforesaid, personally appeared T. Vance Little, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President and Trust Officer of Commerce Union Bank, a Tennessee banking and trust corporation, the within named bargainor, and that he as such Senior Vice President and Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President and Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 5 day of April, 1973.

T. Vance Hanson
Notary Public

My Commission Expires: 11-19-75

APR10	CONV	39,000.00			
APR10	S'TAX		A*	101.40	
APR10	PR'FEE		A*	.50	
APR10	W'DEED		A*	6.00	* 107.90