Berger

93-5-2-INK 6

SEND TAX NOTICES TO: GILBERT LEE COHEN
111 UNION STREET
NASHVILLE, TENNESSEE 37201

BOOK 4718 PAGE 909

W A R R A N T Y D E E D

THIS INDENTURE, made and entered into this 13th day of June, 1973 by and between Golden Eagle of Nashville, Inc., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and the following persons as Tenants in common who will hold an individual interest in the premises as set out after the respective grantees name:

GRANTEE	PERCENTAGE INTEREST
Gary O. Cohen	12.5%
Alan R. Cohen	12.5%
Gilbert L. Cohen	12.5%
Walter S. Cohen	12.5%
Lynnette P. Morris	21.5%
Third National Bank in Nashville, Trustee, under Agreement, Melville C. Morris and Lynnette P. Morris for:	
Terri Morris Arnof	9.5%
Melanie Morris Silverstein	9.5%
Patti Morris Cohen	9.5%

FILED FOR RECORD DAVIDSON COUNTY, TENN.
JUN 14 10 54 AM '73
IDENTIF. REFERENCE

C 1 1 1 6 4

hereinafter called party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, the County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being parts of Lots 136 and 148 on the Map of the Original Town of Nashville, not of record, said property more particularly described as follows:

BEGINNING at the southwest intersection of Union Street and 7th Avenue North; thence with the southerly margin of Union Street South 50 degrees 03 minutes West 189.0 feet to the East margin of Polk Avenue (Polk Place); thence with the East margin of Polk Avenue South 39 degrees 16 minutes East 131.7 feet to a point; thence North 50 degrees 08 minutes East 43.2 feet to a point; thence North 39 degrees 16 minutes West 39.1 feet to a point in the south line of the property conveyed to Allright Tennessee Company, by deed of record in Book 2591, page 409, Register's Office of Davidson County, Tennessee; thence North 50 degrees 08 minutes East with the North line of Y. W. C. A. lot 145.9 feet to the west margin of 7th Avenue North; thence with said west margin North 39 degrees 18 minutes West 93 feet to the point of beginning.

Being property to which title is vested in Golden Eagle of Nashville, Inc., a Tennessee Corporation, by deed from The Downtowner Corporation, of record in Book 4580, page 72, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging

JUN 14 73	CONV	99,000.00			
JUN 14 73	CONV	99,000.00			
JUN 14 73	CONV	99,000.00			
JUN 14 73	CONV	78,000.00			
JUN 14 73	S'TAX		A*	975.00	
JUN 14 73	P'FEE		A*	.50	
JUN 14 73	W'DEED		A*	4.00	* 979.50

or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever subject to a conveyance to Barrett Sutton, Trustee, by a Deed of Trust, to secure an indebtedness in the original amount of $700,000, to Life and Casualty Insurance Company of Tennessee, of record in Book 4601, page 325, Register's Office of Davidson County, Tennessee, and subject to a conveyance by a Bill of Sale dated June 13, 1973, of all improvements on said premises.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

GOLDEN EAGLE OF NASHVILLE, INC.

BY _____
PRESIDENT

ATTEST:

_____
Assistant Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared C. D. Spangler, Jr. and William Hume Barr, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the President and Assistant Secretary, respectively, of Golden Eagle of Nashville, Inc., the within bargainor, a corporation, and that they as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and Assistant Secretary.

WITNESS my hand and Official Seal at office this 13th day of June, 1973.

_____
Notary Public

My Commission Expires:

2-1-75

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 13th day of June, 1973.

_____

My Commission Expires 2-1-75

This instrument prepared by:

WILLIS, KNIGHT & BARR, Attorneys
700 Union Street
Nashville, Tennessee 37219