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

WARRANTY DEED

BOOK 4726 PAGE 266

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. McCann, et ux	Bruce E. McCann	Map 82-10
(NAME:)	(NAME:)	
8013 Perimeter Road South	Same address	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Seattle, Washington 98108		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00) ---------- *DOLLARS*

cash in hand paid to the John F. Lawhon Furniture Company by Bruce E. McCann and wife, Shirley R. McCann, receipt of which is hereby acknowledged

JUL-9 CONV * ~~.00~~ 431,465.55
JUL-9 S'TAX A* 1,121.90
JUL-9 PR'FEE A* .50
JUL-9 W'DEED A* 8.00 * 1,130.40

John F. Lawhon Furniture Company has ~~have~~ does *bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* Bruce E. McCann and wife, Shirley R. McCann their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. 1: Being part of Lot No. 10 and part of Lot No. 11 on the plan of the Shelby Estate Division Map No. 1, of record in Plan Book No. 1, page 10, Chancery Court of Nashville, and being more particularly described according to a survey by Parrish-Ragan, Inc., Job No. 72-522, dated September 11, 1972, as follows: Beginning at a P. K. Nail in the intersection of the westerly margin of Cowan Street and the southerly margin of Spring Street; thence with the westerly margin of Cowan Street and leaving said margin South 05° 46' West a distance of 501.53 feet to an iron pin; thence South 49° 51' 07" West, a distance of 384.85 feet to an iron pin; thence North 83° 18' West, a distance of 14.14 feet to an iron pin in the easterly right-of-way of the L & N Railroad property; thence with said right-of-way in a northerly direction with a 692.2 foot radius curve to the right, a distance of 190.31 feet to an iron pin; thence North 17° 17' West, a distance of 218.09 feet to an iron pin; thence with a 553.27 foot radius curve to the right a distance of 271.79 feet to an iron pin in the southerly margin of Spring Street; thence with the southerly margin of Spring Street, North 79° 25' 41" East, a distance of 527.93 feet to the point of beginning and containing 272,027.46 square feet or 6.25 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $431,465.55

Subscribed and sworn to before me, this the 6TH day of July 19 73

Agent for (Affiant)

My commission expires: AUG 9 1975 (Affix Seal)

Notary Public

Being the same property conveyed to John F. Lawhon Furniture Company, by deed from Farris Hardwood Lumber Company, a Limited Partnership, of record in Book 4638, page 873, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A tract of land in the 1st Civil District of Davidson County, Tennessee, and being the irregular and unused portion of Cowan Street lying west of and adjacent to the present right-of-way of Cowan Street and north of and adjacent to the right-of-way of Dickerson Street. Said tract is more particularly described according to a plat thereof by Parrish-Ragan, Inc., dated July 1, 1973 as follows: Beginning at a point on the westerly margin of Cowan Street, said point being South 05° 46' West 206.30 feet from the southerly margin of Spring Street and said point being in the easterly boundary of property conveyed to John F. Lawhon Furniture Company by deed from Farris Hardwood Lumber Company, a limited partnership, of record in Book 4638, page 873, Register's Office of said County; thence with a 430.46 foot radius curve to the left, a distance of 114.57 feet to a point; thence South 09° 29' East a distance of 134.55 feet to a point; thence leaving the westerly margin of Cowan Street South 49° 51' 07" West, a distance of 72.66 feet to an iron pin, said point being the southeasterly corner of the said John F. Lawhon Furniture Company property above cited; thence with the boundary of the said Lawhon Furniture Company property North 05° 46' East 295.23 feet to the point of beginning, containing 0.14 acres, more or less.

Being the same property conveyed to John F. Lawhon Furniture Company, an Oklahoma Corporation, by quitclaim deeds from Metropolitan Development and Housing Agency, a Tennessee corporation, formerly The Nashville Housing Authority, of record in Book 4716, page 926, and from Farris Hardwood Lumber Company, a Limited Partnership, of record in Book 4716, page 924, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) 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 Bruce E. McCann and wife, Shirley R. McCann *their heirs and assigns, forever.*

And John F. Lawhon Furniture Company *do covenant with the said* Bruce E. McCann and wife Shirley R. McCann *that* it is *lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered,* except for 1973 taxes which have been prorated and assumed by grantees, and easements for slope and fill, sanitary sewers, public roadways and utilities.

And John F. Lawhon Furniture Company *~~do~~ does further covenant and bind* itself, its successors and ~~heirs and representatives~~ assigns, *to warrant and forever defend the title to the said land to the said* Bruce E. McCann and wife, Shirley R. McCann, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18 Th *day of* June, *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.*

ATTEST: K. Norman Seymour
Assistant Secretary

JOHN F. LAWHON FURNITURE COMPANY
By John C. Lawhon
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ TULSA

Before me, Ernestine Bishop *, a Notary Public of the State and County aforesaid, personally appeared* Sam P. Daniel and R. Thomas Seymour *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *~~himself~~ to be* Vice-President and Asst. Sec. *of the* John F. Lawhon Furniture Company *, the within named bargainor, a corporation, and that* they *~~he~~ as such* Vice-Pres. and Asst. Sec. *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *~~himself~~ as* and

Witness my hand and seal, at office in Tulsa, Oklahoma *,*
this 18th *day of* June *, 19* 73 *.*

Ernestine Bishop
Notary Public

Commission Expires July 16-76 *.*

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG, 220700
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

JOHN F. LAWHON FURNITURE COMPANY

TO

BRUCE E. McCANN AND WIFE,

SHIRLEY R. McCANN

C I-4 5 7 5

IDENTIF. REFERENCE

Jul 9 3 24 PM '73

FELIX Z. DUTTON REGISTER
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