This instrument prepared by:
Bass, Berry & Sims
1000 American Trust Building
Nashville, Tennessee 37201

BOOK 4774 PAGE 893

WARRANTY DEED

Mail

Name of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
National Bronze, Inc. 2800 Foster Court Nashville, Tennessee	Same	119-9-184

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Southview Realty Company, a Tennessee corporation, has this day bargained and sold and by these presents does hereby transfer and convey unto National Bronze, Inc., a Tennessee corporation, its successors and assigns, two tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Book 161, page 85, Register's Office for said County, described as follows:

Beginning at a stake in the easterly margin of Bubis Street 143 feet, more or less, south of the south margin of Whitsett Avenue; thence easterly running parallel and 140 feet from the south margin of Whitsett Avenue 180 feet to a point; thence southerly 100 feet to a point; thence westerly and parallel to Whitsett Avenue 201 feet, more or less, to the easterly margin of Bubis Street; thence with the easterly margin of Bubis Street northerly 103 feet, more or less, to the point of beginning. This tract is improved and known as 2800 Foster Court, Nashville, Tennessee.

Being the same real property conveyed to Southview Realty Company, a Tennessee corporation by deed from National Bronze, Inc., a Tennessee corporation dated July 19, 1963 of record in Book 3578, page 61, Register's Office for said County.

TRACT NO. 2: A tract of land in the 6th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way of Bubis Street, said right-of-way being 15 feet wide. Said point also being 90.45 feet from the east right-of-way of Foster Avenue and proceeding as follows: South 83° 15' east a distance of 354.9 feet along the common boundary line of National Bronze Company and William Brown, respectively, to a point in the Fred Horrell property; thence south 6° 18' west a distance of 40.0 feet to a point; thence north 83° 15' west a distance of 361.2 feet to a point in the east right-of-way of Bubis Street; thence along the right-of-way of Bubis Street north 15° 14' east a distance of 40.5 feet to the point of beginning and containing .33 of an acre.

Being the same real property conveyed to Southview Realty Company, a Tennessee corporation, by deed from Henry Horrell and wife, Kathleen Horrell, dated March 1, 1972, of record in Book 4590, page 64, Register's Office for said County.

This conveyance is expressly subject to:

1. 1973 real property taxes which have been prorated and assumed by the Grantee.

2. Sewer easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by Standard Realty and Mortgage Co. of record in Book 3701, page 12, Register's Office of Davidson County, Tennessee.

3. Easement through, over, and across the lands of F. R. Hester for the purpose of operating and maintaining a water main running from Logan Street, as set forth in the deed from F. R. Hester, et al. to H. B. Bolton and wife of record in Book 1466, page 365, R.O.D.C.T.

4. Restrictive covenant contained in the instruments of record in Book 323, page 535, Book 4383, page 928, and Book 4384, page 724, R.O.D.C.T.

This is improved property known as 2800 Foster Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said National Bronze, Inc. its successors and assigns, forever.

And Southview Realty Company does covenant with the said National Bronze, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the encumbrances set forth above. And Southview Realty Company does further covenant and bind its successors and representatives, to warrant and forever defend the title to said land to National Bronze, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Southern Shoe Machinery Company, a Tennessee corporation, joins in this Deed for the sole purpose of conveying to National Bronze, Inc. all its right, title, and interest in and to the above described property which it possesses by virtue of unrecorded leases from Southview Realty Company to Southern Shoe Machinery Company and from Southern Shoe Machinery Company to National Bronze, Inc.

WITNESS our hands this 16 day of July, 1973, the corporate parties having caused their names to be signed hereto by their duly authorized officers on said day and date.

SOUTHVIEW REALTY COMPANY

By Howard F. Hoffman Pres.

ATTEST:

R Chamberlain
Vice-Pres.

SOUTHERN SHOE MACHINERY COMPANY

By Howard N. Hoffman

ATTEST:

B R Chambers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, John M. Oden, a Notary Public of the State and County aforesaid, personally appeared B.R. Chambers and Howard N. Hoffman, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice Pres. dent and Pres. dent of Southview Realty Company, the within named bargainor, a corporation, and that they as such Vice Pres. dent and Pres. dent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice Pres. dent and Pres. dent.

Witness my hand and seal, at office in Nashville, Tenn, this 16 day of July, 1973.

John M. Oden
Notary Public

My Commission Expires: 6-14-75

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, John M. Oden, a Notary Public of the State and County aforesaid, personally appeared B.R. Chambers and Howard N. Hoffman, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice Pres. dent and Pres. dent of Southern Shoe Machinery Company, the within named bargainor, a corporation, and that they as such Vice Pres. dent and Pres. dent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice Pres. dent and Pres. dent.

Witness my hand and seal, at office in Nashville, Tenn, this 16 day of July, 1973.

John M. Oden
Notary Public

My Commission Expires: 6-14-75

BOOK 4774 PAGE 896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 35,377.42 .

Shirley Lucas McCarley, Secretary
Affiant NATIONAL BROWSE, INC.

Subscribed and sworn to before me this 11 day of December, 1973.

Shirley B. Howe
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Aug. 24, 1974

My Commission Expires:

C 36072

IDENTIF. REFERENCE

DEC 21 10 56 AM '73

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

DEC21	CONV	35,377.42				
DEC21	STAX		A*	92.04		
DEC21	PREEE		A*	.50		
DEC21	WDEED		A*	8.00	*	100.54