BOOK 4809 PAGE 979

WARRANTY DEED OF EXCHANGE

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Mat-Nel Company

TO

John T. Benson Publishing Company, a Tennessee corporation

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
ERVIN M. ENTREKIN, ATTY.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Benson Publishing Company (NAME)	SAME (NAME)	70-0-32
1625 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71-13
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	1 & 2 pt

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

APR 26 2 07 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$200,000.00 Jean Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 74

John A. Mulder
Notary Public

MY COMMISSION EXPIRES: 8-8-77

(AFFIX SEAL)

C51855

For and in Consideration of the conveyance by John T. Benson Publishing Company to Mat-Nel Company of certain property in Metropolitan Nashville, Davidson County, Tennessee known as 1625 Broadway Street and more particularly described in said Deed of Conveyance recorded simultaneously herewith, it being the intention of the parties to effectuate a Section 1031 Tax Free Exchange of properties,

APR26'74	CONV	99,000.00		
APR26'74	CONV	99,000.00		
APR26'74	CONV	*2,000.00		
APR26'74	S'TAX		A* 520.00	
APR26'74	PR'FEE		A* .50	
APR26'74	W'DEED		A* 6.00	* 526.50

MAT-NEL COMPANY, a partnership

have bargained and sold, and by these presents do transfer and convey unto the said John T. Benson Publishing Company, a Tennessee corporation its successors and ~~heirs and~~ assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee, being Lot No. 16-A on the plan of METROCENTER, Tract 16A as of Record in Book 4715, page 94, Register's Office for Davidson County, Tennessee, resubdividing part of Block "H", Section 1, Book 4675, page 48, and being more particularly described as follows:

BEGINNING at a concrete monument in the north margin of Great Circle Road, also the centerline of the extension of Athenian Boulevard; thence,

Form No. WD3a

leaving said Great Circle Road, North 12° 54' 41" East, passing a concrete monument at 642.7 feet and a total distance of 772.21 feet to the low water line of the Cumberland River; thence, with said low water line, South 78° 58' 17" East 160.47 feet to a point; thence, South 74° 43' 17" East, 122.02 feet to a point; thence, leaving said low water line, South 13° 06' 06" West, passing a concrete monument at 130.78 feet and a total distance of 772.48 feet to a concrete monument in the northerly margin of Great Circle Road; thence, along said road and a curve to the left having a central angle of 00° 11' 25", a radius of 5759.58 feet and a distance of 19.12 feet to a concrete monument; thence North 77° 05' 19" West 260.61 feet to a concrete monument, the point of beginning and containing 5.0 acres, more or less.

Being part of the same real property conveyed to Mat-Nel Company a Tennessee partnership, by deed of record in Book 4659, page 425, said Register's Office.

This conveyance is made subject to the conditions of Owners Certificates as shown on said plan of record in Book 4715, page 94, said Register's Office and to flowage easement, easement for city maintenance of levy and river front, 100 ft. minimum building setback line, 60 foot wide easement for drainage canal, 20 foot sanitary sewer easement, 25 foot easement for common drive, utilities and drainage and minimum elevations for improvements and uses of property all as is more particularly set forth on the plat of record in Book 4715, page 94, said Register's Office.

Restrictive Covenants of record in Book 4809, page 977 said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) 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 John T. Benson Publishing Company, a Tennessee corporation, its successors and ~~his~~ assigns, forever.

And it does covenant with the said John T. Benson Publishing Company, _____ that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for current taxes which are assumed by the Grantee.

And Mat-Nel Company, a Tennessee partnership does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John T. Benson Publishing Company, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 25th day of April, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MAT-NEL COMPANY

BY: R. C. H. MATHEWS, JR., PARTNER

Robert C. H. Mathews, Jr.

BY: R. C. MATHEWS, CONTRACTOR, INC.
PARTNER

Robert C. H. Mathews, Jr.,
President

BY: PATHFINDER RESOURCES, INC., PARTNER

GARY R. NELSON, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. C. H. MATHEWS, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one of the partners of MAT-NEL COMPANY, a partnership, the within named bargainor, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee this 25th day of April, 1974.

John A. Nelson, Jr.
NOTARY PUBLIC

COMMISSION EXPIRES: 8-8-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. C. H. MATHEWS, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of R. C. MATHEWS CONTRACTOR, INC., one of the partners doing business as MAT-NEL COMPANY, a partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee this 25th day of April, 1974.

John A. Nelson, Jr.
NOTARY PUBLIC

COMMISSION EXPIRES: 8-8-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared GARY R. NELSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of PATHFINDER RESOURCES, INC., one of the partners doing business as MAT-NEL COMPANY, a partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee this 25th day of April, 1974.

John A. Nelson, Jr.
NOTARY PUBLIC

COMMISSION EXPIRES: 8-8-77