BOOK 4847 PAGE 924

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Newspaper Printing~~ Association (NAME:)	Same (NAME:)	93-9
Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	363
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pul

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

cash in hand paid by Tennessean Newspapers, Inc. and Nashville Banner Publishing Company, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

AUG29	CONV	90,000.00			
AUG29	CONV	41,085.00			
AUG29 S'TAX			A*	340.86	
AUG29 PR'FEE			A*	.50	
AUG29	W'DEED		A*	8.00	* 349.36

NEWSPAPER PRINTING CORPORATION has ~~have~~ does *bargained and sold, and by these presents do transfer and convey unto the said* Tennessean Newspapers, Inc. and Nashville Banner Publishing Company, their successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at the northwesterly point of intersection of 11th Avenue Industrial Boulevard and Broad Street; thence with the northerly margin of Broad Street South 62° 39' West, seventy six and forty seven hundredths (76.47) feet to a point, said point being three hundred (300) feet from the easterly margin of 12th Avenue, North; thence, along the west line of Lots 17 and 209 of said McNairy's plan, North 27° 19' West, three hundred sixty three and sixty nine hundredths (363.69) feet to a point in the southerly margin of Porter Street, said point being two hundred ninety nine and twenty nine hundredths (299.29) feet from 12th Avenue, North; thence, along said margin of Porter Street North 62° 39' East, thirty and seventy eight hundredths (30.78) feet to the southwesterly return of Porter Street and 11th Avenue Industrial Boulevard; thence, with a curve to the right having a central angle of 72° 41' 46" and a radius of twenty five (25) feet, a distance of thirty one and seventy two hundredths (31.72) feet to a point in the westerly margin of 11th Avenue Industrial Boulevard; thence, with said margin along a curve to the right having a central angle of 17° 13' 14" and a radius of four hundred seventy (470) feet, a distance of one hundred forty one and twenty six hundredths (141.26) feet to a point; thence, continuing with said westerly margin South 27° 19' East, two hundred six and ninety nine hundredths (206.99) feet to the point of beginning, containing 26,217 square feet and as shown in red on attached survey.

Being the same property conveyed to Newspaper Printing Corporation by deed from Louisville and Nashville Railroad Company of record in Book 4653, page 563, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 131,085.00

Subscribed and sworn to before me, this the 28th day of August, 19 74

My commission expires: Feb. 5, 1977

(Affix Seal)

Affiant

Secretary-Treasurer of Newspaper Printing Corporation

Notary Public

~~This conveyance is subject to a twenty (20) foot wide perpetual easement for railroad purposes along the northwesterly side of tract herein described reserved by Louisville and Nashville Railroad Company in the aforesaid deed.~~

This is ~~unimproved ( )~~ improved XX 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 Tennessean Newspapers, Inc. and Nashville Banner Publishing Company, their successors, ~~heirs~~ *and assigns, forever.*

And Grantor ~~*do*~~ *covenants with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple,* has ~~*have*~~ *a good right to convey it, and the same is unencumbered.*, except for 1974 taxes. ~~and the easement referred to above.~~

And Newspaper Printing Corporation does ~~*do*~~ *further covenant and bind* itself, its successors and/ assigns, ~~*heirs and representatives,*~~ *to warrant and forever defend the title to the said land to the said* Grantees, their successors ~~*heirs*~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NEWSPAPER PRINTING CORPORATION

By [signature]
James L. White, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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..... of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Evelyn Jones, *a Notary Public of the State and County aforesaid, personally appeared* James L. White, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary-Treasurer *of the* Newspaper Printing Corporation, *the within named bargainor, a corporation,* Secretary-Treasurer, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *as* Secretary-Treasurer

Witness my hand and seal, at office in Nashville, Tennessee, *this* 28th *day of* August, 19 74.

Evelyn Jones
Notary Public

Commission Expires February 5, 1977

REGISTER'S OFFICE
RECEIVED AND FILED FOR RECORD
AUG 29 1 07 PM '74
REGISTER DAVIDSON COUNTY, TENN.

C 6 9 2 1 4

Document Unsatisfactory When Received.

BOOK 4847 PAGE 927

BOOK 4653 PAGE 566

SCALE 1" = 100'

BLVD.

PORTER ST.

40'

N62°39'E 293.29'

SEE NOTE #1

363.69'

60'

INDUSTRAIL

AVENUE NORTH

12TH.

(217) (216) (215) (214) (213) (210) (209)

ALLEY 237

McNAIRYS PLAN OF WEST NASHVILLE BOOK 3 PAGE 322 R.O.D.C. MINUTE BOOK "C" PAGE 136 & 137

ALLEY CLOSURE BILL 72-141

SEE NOTE #2

206.59'

(29) (27) (25) (23) (21) (19) (17) (15)

N 27°19' W

S 27°19' E

50'

300.0'

S62°39'W 76.47'

46'

BROAD ST.

94'

ABUTMENT

96'4"

(VIADUCT)

35.6'

20'

Δ = 11°13'04"
R = 400.00'
T = 39.28'
L = 78.31'
CH. BRG
S 43°19'34"E

Δ = 8°44'30"
R = 400.00'
T = 30.57'
L = 61.03'
CH. BRG S44°40'28"E

23.3'

206.59'

L&N RAILROAD EASEMENT

AS PER PLANS FOR
BROADWAY VIADUCT
TENN. DEPT. OF H.WYS.
FEDERAL AID PROJ.
NO. UGI 1-4-18
SHEET NO. 2-A OF 36

50'

11TH AVENUE (RAMP)

11TH. AVENUE

NOTES

1. NORTH SIDE OF EXISTING BUILDING IS 0.50' SOUTH OF SOUTHERLY MARGIN OF PORTER ST.
2. EAST SIDE OF EXISTING BUILDING IS 0.19' WEST OF WESTERLY BOUNDARY OF PROPERTY DESCRIBED ABOVE.

PLAT REFERENCE

BEING PART OF 156 208, AND ALL OF LOTS 178 209, ON McNAIRY PLAN OF WEST NASHVILLE, AS OF RECORD IN BOOK 3, PAGE 322, R.O.D.C. MINUTE BOOK "C" PAGE 135 & 137

REVISED 9/27/72
REVISED 9/25/72

McGAVOCK STREET

CURVE DATA				
CURVE	Δ	R	T	L
C-1	72°34'36"	25.00'	18.40'	31.68'
C-2	17°13'14"	470.00'	71.17'	141.26'

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

CONTAINS 26,217 SQ.FT.

SURVEYOR'S CERTIFICATE

We hereby certify that the information shown hereon is correct to the best of our knowledge and belief.

BARGE, WAGGONER, SUMNER & CANNON INC.

ENGINEERS PLANNERS

By _____

Tenn. License No. _____

PROPERTY LINE SURVEY

NEWSPAPER PRINTING CORP.

11TH. AVE. INDUSTRIAL BLVD. & BROAD STREET

FIRST CIVIL DISTRICT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BARGE, WAGGONER, SUMNER & CANNON INC

ENGINEERS — PLANNERS