This Form furnished by Attorneys Title Company, Inc.

BOOK 4864 PAGE 886

Form No. WD-2

FROM

Mat-Nel Company, a partnership composed of Pathfinder Resources, Inc., R. C. Mathews, Contractor, Inc. and R. C. H. Mathews, Jr.

TO Nancy Lee Baker, Trustee for R. Palwesk Trust

For draftsman's use

THIS INSTRUMENT PREPARED BY AND MAIL TO
JOHN W. NELLEY, JR., ATTY.
TWENTY SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Lee Baker, Trustee (NAME)	SAME (NAME)	Map92-12 Parcel494
P. O. Box 15031 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map92-12 Parcel495
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Oct 31 3 02 PM '74

FELIX E. ELLIS REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$230,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF October 19 74

_____ Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

67668

For and in Consideration of the sum of ----------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS, cash in hand paid by Nancy Lee Baker, Trustee, and other good and valuable considerations, receipt of which is hereby acknowledged,

Mat-Nel Company, a partnership composed of Pathfinder Resources, Inc., R. C. Mathews, Contractor, Inc. and R. C. H. Mathews, Jr., has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Nancy Lee Baker, Trustee, for R. Palwesk Trust, with full power to sell, transfer, convey, mortgage or otherwise encumber, without the joinder of any beneficiary, her successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Being Lot No. 5 in the Subdivision of Lot 222 in the McNairy West Nashville, Addition, a plan of which is of record in Book 57, page 36, of the Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on Broad Street, and runs back 117 feet 1 inch on the westerly line and 125 feet 9 inches on the easterly line to an alley measuring 50 feet 9 inches thereon.

Being the same property conveyed to Mat-Nel Company, a partnership, by deed from John T. Benson Publishing Company, as of record in Book 4809, page 982, said Register's Office.

TRACT II:

Being Lots Nos. 6 and 7 on the Map of the Subdivision of A.G.Adams, Plan, as of record in Book 57, page 36, Register's Office for said County.

Said Lots Nos. 6 and 7 front 100 feet on the southerly side of Broad Street and run back 99 feet 10 inches on the westerly line and 117 feet 1 inch on the easterly line to an alley in the rear, and measure 101 feet 6 inches thereon.

Being the same property conveyed to Mat-Nel Company, a partnership, by deed from John T. Benson Publishing Company, as of record in Book 4809, page 982, said Register's Office.

This conveyance is made subject to a lease dated April 25, 1974, between Mat-Nel Company, a partnership, Lessor, and John T. Benson Publishing Company, a corporation, Lessee, affecting the above described real estate, and all of Grantor's right, title and interest in and to said lease is hereby assigned unto Grantee.

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This is ~~unimproved~~ ( ) improved (X) property, known as 1625 Broadway, Nashville, Tennessee
(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 Nancy Lee Baker, Trustee, her successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Nancy Lee Baker, Trustee, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for the 1974 taxes and those matters which might be disclosed by an accurate survey.

And Mat-Nel Company, a partnership, 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 Nancy Lee Baker, Trustee her successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of October, 1974

MAT-NEL COMPANY
BY: R. C. H. MATHEWS, JR., PARTNER

Robert C H Mathews J

ROBERT C. H. MATHEWS, JR.

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

Robert C H. Mathews J

ROBERT C.H. MATHEWS, JR., PRESIDENT

BY: PATHFINDER RESOURCES, INC., PARTNER

Gary R. Nelson

GARY R. NELSON, 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 TENNESSEE }
COUNTY OF DAVIDSON }

OCT 31 74	CONV	90,000.00	
OCT 31 74	CONV	90,000.00	
OCT 31 74	CONV	50,000.00	
OCT 31 74	S'TAX		A* 598.00
OCT 31 74	PD'FEE		A* .50
OCT 31 74	W'DEED		A* 6.00 * 604.50

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~ self to be .....

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

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

....., Notary Public.

Commission expires .....

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 29th day of October, 1974.

Patty J. Welch
NOTARY PUBLIC

COMMISSION EXPIRES: 1-29-78

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 29th day of October, 1974.

Patty J. Welch
NOTARY PUBLIC

COMMISSION EXPIRES:

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 30th day of October, 1974.

Nancy A. Brown
NOTARY PUBLIC

COMMISSION EXPIRES: 7-23-77