BOOK 4877 PAGE 476

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

B H - A. Gilbert

Address New Owner as Follows:

Meharry Medical College
1005 18th Avenue North
Nashville, Tennessee

Send Tax Bills To: Same

Map-Parcel Number

92-4
309
NC

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-five Thousand Dollars ($135,000.00) cash in hand paid by Meharry Medical College, to the undersigned, we, Harry F. Friedman and wife, Delores H. Friedman, and Martin E. Lee and wife, Miriam A. Lee, have this day bargained and sold, and do hereby transfer and convey unto the said Meharry Medical College, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 143 on the Plan of McNairy Mansion House Tract, not of record, being a resubdivision of part of Lot No. 157 on the Samuel Watkins Plan of Lots, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by Barge-Waggoner and Sumner, Inc., Engineers, December 23, 1957, and by survey made by Hickerson-Miller, Engineers-Surveyors, May 5, 1958, as follows:

Beginning on the southerly margin of Herman, formerly Hamilton Street, at a point north 60 degrees 01 minutes 30 seconds east 326.5 feet from the easterly margin of 17th Avenue North; thence with the southerly margin of Herman Street, north 60 degrees 01 minutes 30 seconds east 262.4 feet to the westerly margin of 16th Avenue North; thence with said Avenue, south 30 degrees 38 minutes east 195 feet to the northerly line of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, as follows: South 60 degrees 01 minutes 30 seconds west 114 feet, south 67 degrees 55 minutes 30 seconds west 91 feet and south 69 degrees 05 minutes west 61.2 feet; thence leaving said right-of-way northwardly 172.8 feet to the beginning, containing 49,807 square feet, more or less.

Being the same property conveyed to Harry F. Friedman and wife, Delores H. Friedman an undivided 2/3 interest and Martin E. Lee and wife, Miriam A. Lee a 1/3 undivided interest by deed from Harry F. Friedman and wife, Delores H. Friedman of record in Book 4116, page 75, and by deed from Herman Realty Company, a Tennessee Corporation of record in Book 3873, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601-11 Herman Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging, unto the said Meharry Medical College, its successors and assigns, forever. We do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it,

C 8 2 5 6 7

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IDENTIF. REFERENCE

DEC 27 12 03 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC27⁷⁴	CONV	90,000.00			
DEC27⁷⁴	CONV	15,000.00			
DEC27⁷⁴ S'TAX			A*	351.00	
DEC27⁷⁴ PR'FEE			A*	.50	
DEC27⁷⁴	W'DEED		A*	4.00	* 355.50

and that the same is unencumbered except for the following:

1. Metro taxes for 1974, which are prorated between grantee and grantors.

OMIT ~~2. Restrictive covenant contained in instrument of record in Book 2151, Page 471, said Register's~~ Office.

3. Rights reserved with reference to uranium, thorium, etc., as set out in instrument of record in Book 2151, Page 471, said Register's Office.

4. Sewer Easement and public utility easements as may be applicable.

5. Rights of parties in actual possession of all or any part of the premises.

WE FURTHER COVENANT AND BIND ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said Meharry Medical College, its successors and assigns, against the lawful claims of all persons except as above set forth.

WITNESS OUR HANDS, this 16th day of December, 1974.

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Martin E. Lee

Subscribed and sworn to before me this the 16th day of December 1974.

Wm A. Sloan

My commission expires: 11/16/78

Harry F. Friedman
HARRY F. FRIEDMAN

Delores H. Friedman
DELORES H. FRIEDMAN

~~Delores H. Friedman~~ Martin E. Lee
MARTIN E. LEE

Miriam A. Lee
MIRIAM A. LEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, the within named Harry F. Friedman and wife, Delores H. Friedman, and Martin E. Lee and wife, Miriam A. Lee, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 16th day of December, 1974.

NOTARY PUBLIC

My commission expires:

7-29-15