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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

J. Murray McClellan
Affiant

Subscribed and sworn to before me, this 7th day of March, 1975.

Pamela L. Zimmerman
Notary Public

My commission expires 10/25/76

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Noah Liff Mitchell S. Magid 710 South First Street Nashville, Tennessee	Same	Map 93-7 Par. 33

D E E D

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, together with the assumption of a Deed of Trust of record in Book 4891, page 870, Register's Office for Davidson County, Tennessee, ALLAN MURPHY and wife, JOSEPHINE MURPHY, have bargained and sold, and by these presents do transfer and convey unto NOAH LIFF, a two-thirds (2/3) undivided interest, and unto MITCHELL S. MAGID, a one-third (1/3) undivided interest, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, September 18, 1947, as follows:

Beginning at an iron pin on the southerly margin of a railroad right-of-way, said right-of-way being immediately south of Duncan, formerly Davidson, Street, also being North 85 deg. 30 min. West 312 feet from the northwest corner of that part of said Lot No. 2 conveyed to Tennessee Beer Company, Inc., by deed from The American National Bank of Nashville, of record in Book 1428, page 268, said Register's Office; thence South 85 deg. 30 min. East 200 feet; thence southwardly 580 feet, more or less, to the low water mark of Cumberland River; thence with same, South 82 deg. 15 min. West 200 feet; thence North 4 deg. 45 min. East 631 feet to the point of beginning.

Being the same property conveyed to Allan Murphy by deed from Valley Properties, Inc., a Tennessee corporation, of record in Book 4891, page 867, Register's Office for said County.

This conveyance is made subject to the following, which are excluded from the warranty:

1. Taxes for 1974 and 1975.

2. Lease made by Valley Properties, Inc., to Auto Jobbers Warehouse, Inc., dated December 14, 1962, filed December 21, 1962, and recorded in Book 3491, page 588, Register's Office for Davidson County, Tennessee, for a term of 12 years commencing March 1, 1963, and ending February 28, 1975.

3. Flowage easement granted United States of America by Tennessee Beer Company, in connection with operation of Cheatham Lock and Dam Project (Tract M-1313-E) by deed of record in Book 2153, page 326, Register's Office for Davidson County, Tennessee.

4. Easement for a railroad right-of-way set out in an agreement between Louisville and Nashville Railroad Company and Southern Lumber and Manufacturing Company, et al., of record in Book 417, page 601, Register's Office for Davidson County, Tennessee.

5. Lease from Valley Properties, Inc., to Parts, Inc., of Nashville, dated the _____ day of _____, 1964, for a term conmencing April 1, 1964, and ending February 28, 1975.

6. Easement and other provisions in favor of Louisville and Nashville Railroad Company entering across the northern boundary line of premises between said part of Lot No. 2 and the southern margin of Davidson or Duncan Street, 25 feet in width, as described in deed of record in Book 146, page 206, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Davidson Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, forever.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do covenant with the said NOAH LIFF and MITCHELL S. MAGID that they 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 1974 taxes and lease and easements mentioned herein.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, against the lawful claims of all persons whomsoever, except as stated above.

ALLAN MURPHY and wife, JOSEPHINE MURPHY, quitclaim to NOAH LIFF, a two-thirds (2/3) undivided interest, and to MITCHELL S. MAGID, a one-third (1/3) undivided interest, as tenants in common, their heirs and assigns, the following described property:

> A tract of land in Davidson County, Tennessee, being a part of a 25-foot railroad right-of-way lying immediately north of Lot No. 2 on the plan of D. B. Cooper's Addition to East Nashville, of record in Book 57, page 154, Register's Office for said County, described as follows:
>
> Beginning at an iron pin on the southerly margin of a railroad right-of-way, said right-of-way being immediately south of Duncan, formerly Davidson, Street, also being North 85 deg. 30 min. West 312 feet from the northwest corner of that part of Lot No. 2 conveyed to Tennessee Beer Company, Inc., by deed from the American National Bank of Nashville, of record in Book 1428, page 268, Register's Office for Davidson County, Tennessee; thence South 85 deg. 30 min. East 200 feet; thence northwardly 25 feet to the southerly margin of Davidson Street; thence with said street, westwardly 200 feet; thence southwardly 25 feet to the beginning.

WITNESS OUR HANDS this 26th day of February, 1975.

Allan Murphy

Josephine Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret J Blanks, a Notary Public in and for said State and County, the within named Allan Murphy andwwife, Josephine Murphy, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 26th day of ~~February~~ March, 1975.

Margaret J Blanks
Notary Public

MARGARET J. BLANKS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires ___.

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IDENTIF. REFERENCE

MAR 12 10 08 AH '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 12 25	CONV	*	~~00~~ 300,000.00			
MAR 12 25	S'TAX		A*	780.00		
MAR 12 25	PR'FEE		A*	.50		
MAR 12 25	W'DEED		A*	6.00	*	786.50