Prepared by
GS/Hofstetter Party
Home Federal Tower

WARRANTY DEED

BOOK 4917 PAGE 369

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Hofstetter, Trustee	Same	Parcel 11 below
(NAME)	(NAME)	
Home Federal Tower		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; GILMORE-CLUNAN COMPANY, a Tennessee corporation, has

MAY 30TH	CONV	75,300.00			
MAY 30TH	S'TAX		A* 195.78		
MAY 30TH	PR'FEE		A* .50		
MAY 30TH	W'DEED		A* 12.00	*	208.28

have bargained and sold, and by these presents do transfer and convey unto does

the said JAMES C. HOFSTETTER, TRUSTEE, with full power to transfer and convey without the joinder of any person, or persons, his ~~heirs~~ successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Being parts of Lots Nos. 2 and 3 in W. W. Sullivan's Subdivision of Lots Nos. 1, 2, 3, and 4 in the Nelson Plan, as of record in Book 8, page 147, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of 4th Avenue, South, 50 feet south from the southeast corner of the intersection of said Avenue and Mallory Street, being the southwest corner of the property conveyed to Mary T. Luster, by deed of record in Book 34, page 319, said Register's Office; thence easterly with the southerly line of this property 120 feet, more or less, to the westerly margin of a 16-foot alley; thence southerly with same 50 feet; thence westerly 120 feet, more or less, to the easterly margin of 4th Avenue, South; thence northerly with same 62 feet, more or less, to the beginning.

Being the same property conveyed to Gilmore-Clunan Company, by deed from P. S. Norton, of record in Book 904, page 668, Register's Office for said County.

(15W-4390; 105-3-19; 15W-4385; 105-3-18)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,300.00

Affiant

Subscribed and sworn to before me, this the 30th day of May, 19 75

My Commission expires: 10-29-77

Notary Public

(Affix Seal)

TRACT II:
Being Lot No. 4 and an unnumbered adjoining tract on the Plan of the H. Barker, as of record in Book 21, page 106, said Register's Office, described as follows:
BEGINNING at the southwest corner of Gay Street, formerly Lick Branch and Cumberland Street, and fronting 63 feet 10 inches on said street, and running back, between parallel lines, 88 feet and being the same lots conveyed by Henry Baker and wife, to Samuel Lawrence by deed in Book 48, page 441, and by deed registered in Book 50, page 480, Register's Office for said County.

Being the same property conveyed to Gilmore-Clunan Company by deed from Robert Vaughn, Clerk and Master of record in Book 412, page 146, Register's Office for said County.

(4W-3425; 93-5-35)

TRACT III:
Being the easterly part of Lot No. 38 and the southerly 12 feet of the easterly part of Lot No. 39 on the plan of Alexander's Petway Avenue Subdivision, as of record in Book 547, page 87, Register's Office for said County.
Said parts of Lots Nos. 38 and 39 front together 37 feet on the westerly side of Apex Street and run back 129.96 feet, more or less, on the northerly line and 131.44 feet more or less, on the southerly line to a point 50 feet east of the westerly line of said subdivision, measuring 37 feet on said rear line.

Being the same property conveyed to Gilmore-Clunan Company, by deed from Mary Ellen Patterson, a widow, as of record in Book 2105, page 239, Register's Office for said County.

(27W-30; 82-4-268)

TRACT IV:
Being Lot No. 62 in Williams Addition to Edgefield, now East Nashville, as of record in Plan Book 21, page 45, Register's Office for said County. Said Lot No. 62 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines, 210 feet to an alley.

Being the same property conveyed to Gilmore-Clunan Company, by deed from William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, of record in Book 2139, page 279, Register's Office for said County.

(18W-4710; 82-16-240)

TRACT V:
Being Lot No. 33 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands as of record in Book 161, page 119, Register's Office for said County.
Said lot No. 33 fronts 50 feet on the easterly side of McMillin Avenue and runs back between parellel lines 100 feet to an alley.

Being the same property conveyed to Gilmore-Clunan Company by deed from Ella Gooch Moody, a widow, of record in Book 2345, page 611, Register's Office for said County.

(9W-9565; 92-12-332)

TRACT VI:
Being part of Lot No. 183 on the Map of McNairy Mansion Home Tract, shown on the Fly Leaf of Book 9, Register's Office for said County. Said part of Lot No. 183 fronts 25 feet on the southerly side of Phillips, formerly Haslam Street and runs back between parallel lines, along the westerly margin of an alley 129 feet to an alley in the rear.

Being the same property conveyed to Gilmore-Clunan Company by deed from Anna Bailey, a widow, as of record in Book 2085, page 277, Register's Office for said County.

(4W-10635; 82-13-31)

TRACT VII:
Being Lot No. 8 in the Cannon Plan in the Eighth Ward of the City of Nashville, for said County, fronting 44 feet on the north side of Pearl Street and running back between parallel lines 106 feet, more or less.

Being the same property conveyed to Gilmore-Clunan Company, by deed from Robert Vaughn, Clerk and Master, of record in Book 412, page 146, Register's Office for said County.

(4W-5475; 93-5-14)

TRACT VIII:
Lots Nos. 5, 6 and 7 in Dallas' Subdivision of Lots Nos. 120, 121 and 122 of the Samuel Watkins Plan, which last plan is registered in Book 56, page 13, and the plan of Dallas' Subdivision in Book 57, page 53, Register's Office of said County. Lots Nos. 5 and 6 front together 80-4/10 feet on the east side of Fourteenth Avenue, North, and run back with the south margin of said 10 feet alley 100 feet to another 10 feet alley; thence with the west margin of said 2nd alley southerly 80.4/10 feet to a 22 foot alley; thence west with the north margin of said last alley 100 feet to the said Fourteenth Avenue, North; said Lot No. 7 fronts 40 feet on the north side of said 22 feet alley; and is bounded on the west by a 10 foot alley in the rear of Lots Nos. 5 and 6 on the North by the 10 foot alley in the rear of Nos. 1, 2, 3 and 4 and has a depth of 80.4/10 feet and a front on alley in the rear of 40 feet.

Being the same property conveyed to Martin Gilmore, Trustee, by deed from The American National Bank, of record in Book 613, page 552, Register's Office for said County.

(3W-7450; 92-8-59)

TRACT IX:
Being Lots Nos. 83 and 84 in Harding's First Addition to Nashville, Tennessee, fronting together 104 feet on North side of Polk Street and running back between parallel lines 160 feet to an alley. (See plan in Book 19, page 241, R.O.D.C.T)

Being the same property conveyed to Martin Gilmore, Trustee, by deed from H. M. Clunan, Trustee, of record in Book 881, page 483, Register's Office for said County.

(3W-3076; 92-4-167; 3W-3070; 92-4-162)

TRACT X:
Being Lots 32, 33, 34, 35 and 36 on the Plan of the subdivision of the State Quarry Property, in Book 21, page 123, Register's Office for said County.
Said Lot 32 fronts 60 feet on the westerly side of 12th Avenue North, formerly Clay Street, and runs back between parallel lines, 133 feet to an alley.

INCLUDED in the above description, but specifically excluded herefrom is that portion of property conveyed to State of Tennessee, by deed of record in Book 4318, page 973, Register's Office for said County.

Being the same property conveyed to Martin Gilmore, Trustee, by deed from Jo Leonard and wife, Elizabeth Leonard, by deed of record in Book 821, page 303, Register's Office for said County.

(3W-6860; 92-8-205)

TRACT XI:
Being the southerly part of Lot 12 on the Map of Samuel Watkins Plan of Lots, in Book 21, page 131, described as follows:

BEGINNING at a point in the northerly margin of Gay Street, at the southeast corner of Lot 12 on said plan; thence with the easterly line of Lot 12, northerly 133.25 feet to a point; thence westerly at right angles to the easterly line of said lot, 48 feet to a point; thence southerly 6.5 feet to a point; thence westerly 2 feet to a point in the dividing line between Lots 11 and 12 on said plan; thence with the same, southerly 126.75 feet to a point in the northerly margin of Gay Street; thence with the margin of the same, easterly 50 feet to the point of beginning.

INCLUDED in the above but excluded therefrom is that part of the property conveyed to the State of Tennessee, of record in Book 4318, page 548, Register's Office as follows:

BEGINNING AT at point in the northerly margin of Gay Street, and point being the common corner of Lots 11 and 12 in Samuel Watkins' Plan of Lots, as of record in Book 21, page 131, Register's Office for said County; thence with the common line between said Lots 11 and 12 north 28 degrees 24 minutes 45 seconds west 4.62 feet to a point; thence north 72 degrees 56 minutes 25 seconds east 23.56 feet to a point in the northerly margin of Gay Street; thence with the northerly margin of Gay Street and the southerly boundary of said Lot 12, south 61 degrees 38 minutes 01 seconds west 23.10 feet to the point of beginning and containing 53 square feet.

Being the same property conveyed to Martin Gilmore, Trustee, by deed from Jas. T. Perkins, Trustee, of record in Book 464, page 272, Register's Office for said County.

(4W-5895; 92-8-250)

unimproved ( )
This is improved ( ) 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 James C. Hofstetter, Trustee, his ~~heirs~~ successors *and assigns, forever.*

And it does ~~do~~ *covenant with the said* James C. Hofstetter, Trustee, *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.*

And Gilmore-Clunan Company, does ~~XX~~ *do further covenant and bind* itself, its assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* James C. Hofstetter, Trustee, his ~~heirs~~ successors *and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 30th *day of* May, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:
By [illegible]

GILMORE-CLUNAN COMPANY
By Lucille A. Lehman
Lucille A. Lehman, 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.....
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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eunice Miller, *a Notary Public of the State and County aforesaid, personally appeared* Lucille A. Lehman and O. B. Hofstetter, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary, respectively, *of the* Gilmore-Clunan Company, *the within named bargainor, a corporation, and that* they *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee,
this 30th *day of* May, *19* 75.

Eunice Miller
Notary Public

Commission Expires October 29, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

MAY 30 3 41 PM '75
FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TENN.

D0053 5