This Form furnished by Attorneys Title Company, Inc.

BOOK 4946 PAGE 135

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Form No. WD-3

FROM
INNER-CITY INVESTMENT, LTD.

TO
ALLAN MURPHY

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
ENTREKIN, JO[illegible] NELLEY, ATTYS.
TWENTY-SIXTH FLOOR
FIRST AM[illegible] CENTER
NASHVILLE, TENNESSEE [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan Murphy (NAME)	SAME (NAME)	Pt 94-5 To be assigned
170 Belmont Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D 13253

(FOR REGISTER'S USE)
TENNESSEE REFERENCE
AUG 28 2 31 PM '75
FEE REGISTER DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$616,350.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1975.

Notary Public

MY COMMISSION EXPIRES: 10-10-[illegible]

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100--------

----------($10.00)---------- DOLLARS

cash in hand paid by Allan Murphy, and other good and valuable considerations receipt of which is hereby acknowledged,

AUG 28 75	CONV	*	616,350.00	
AUG 28 75	S'TAX		A* 1,602.38	
AUG 28 75	PR'FEE		A* .50	
AUG 28 75	W'DEED		A* 8.00	* 1,610.88

INNER-CITY INVESTMENT, LTD., a partnership, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said ALLAN MURPHY, his representatives,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee and shown as Lot No. 1 on the Second Revision of Section I, Inner-City Industrial Park of Record in Book 4885, page 70, Register's Office for Davidson County, Tennessee, said Lot No. 1 is more particularly described as follows:

BEGINNING at a concrete monument in the southerly boundary of Davidson Street, 950 feet, more or less, east of the point where South Sixth Street

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comes into Davidson Street; thence along the southerly margin of Davidson Street, North 71° 57' East 791.44 feet to a concrete monument; thence South 18° 03' East 145.06 feet to an iron pin; thence South 13° 12' 56" East 223.33 feet to an iron pin; thence South 75° 53' 37" West 348.40 feet to an iron pin; thence South 74° 19' 21" West 200.16 feet to an iron pin; thence South 76° 09' West 225.66 feet to an iron pin; thence North 18° 03' West 318.82 feet to a concrete monument, the point of beginning and containing 6.1968 acres more or less.

Being part of the same real property conveyed to Inner-City Investment, Ltd., by deed from Ervin M. Entrekin, Trustee, as of record in Book 4718, page 160, Register's Office for Davidson County, Tennessee.

Inner-City Investment, Ltd. reserves unto itself, its successors and assigns, the use of the railroad easement for the purpose of continuing to service the property to the east of the subject property with the existing railroad service. Grantee, his heirs, representatives and assigns shall have the right to relocate within said easement the trackage presently servicing the property to the east with the understanding and agreement that said relocation shall be accomplished at a minimum of inconvenience to the railroad and the railroad users.

unimproved ( )
This is improved ( ) property, known as _____
(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 ALLAN MURPHY, his representatives heirs and assigns, forever.

And it does do covenant with the said it is that 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 1975 real property taxes and as otherwise indicated on attached Exhibit"A".

And INNER-CITY INVESTMENT, LTD. do further covenant and bind itself, its successors and assigns ~~xxxx and representatives~~ to warrant and forever defend the title to the said land to the said ALLAN MURPHY, his representatives heirs and assigns against the lawful claims of all persons whomsoever.

Witness ~~our~~ hand ~~s~~ this 26th day of August, 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.

INNER-CITY INVESTMENT, LTD.

BY: Walter G. Knestrick
Walter G. Knestrick, General Partner

BY: E. M. E.
Ervin M. Entrekin, General Partner

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER G. KNESTRICK, General Partner of Inner-City Investment, Ltd.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of August, 19 75.

Notary Public

Commission Expires 2-6-1979

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERVIN M. ENTREKIN, General Partner of Inner-City Investment, Ltd.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of August, 19 75.

Notary Public

Commission Expires 1-29-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....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.....

EXHIBIT "A"

Exceptions

1) Deed of trust executed by Walter G. Knestrick and Ervin M. Entrekin, d/b/a Inner-City Investment Limited to James E. Eden, Trustee of record in Book 4541, page 612, Register's Office for Davidson County, Tennessee, to secure a note dated October 1, 1971, in the principal amount of $375,000.00, payable to The Prudential Insurance Company of America according to terms and conditions therein.

2) Assignment of Rentals between Walter G. Knestrick and Ervin M. Entrekin, d/b/a Inner-City Investment Limited and The Prudential Insurance Company of America of record in Book 4541, page 619, said Register's Office.

3) Easement granted United States of America by Nashville Bridge Company in connection with Cheatham Lock and Dam Project of record in Book 2199, page 71, said Register's Office.

4) Title to that portion of the premises within the bounds of the high and low water mark of the Cumberland River.

5) The recorded plan shows an Owner's Certificate, a railroad and utilities easement crossing the northerly part of the lot being 62 feet more or less wide at the northeast corner of the lot and 28 feet wide more or less at the northwest corner of the lot.

6) The terms and conditions of an unrecorded lease dated March 29, 1971 by and between Inner City Investment Ltd. and The Mead Corporation; by instrument of record in Book 4552, page 553, the above lease was made subordinate to Deed of Trust of record in Book 4541, page 612, said Register's Office.

   By instrument of record in Book 4541, page 617, said Register's Office, the above lease was assigned to The Prudential Insurance Company of America.