ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
D. H. & Ruann, Inc.	New Owner 93-9	
(NAME) 118 Sixteenth Avenue, South	(NAME) 204	93-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) 205	Pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ------Seven Hundred Fifty Thousand & No/100---------- ----------($750,000)----------DOLLARS of which $50,000 has been paid in cash by D. H. & Ruann, Inc., $250,000 has been paid in the stock of D. H. & Ruann, Inc., and for the remainder, the said D. H. & Ruann, Inc. has assumed and agreed to pay the balance of an indebtedness evidenced by an Installment Deed and Installment Deed Note dated December 20, 1974, in the original principal amount of $450,000, said Installment Deed being of record in the Register's Office for Davidson County, Tennessee

Aurora Publishers, Inc., a Tennessee corporation, have bargained and sold, and by these presents do transfer and convey unto the said D. H. & Ruann, Inc., a Tennessee corporation,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

DESCRIPTION ATTACHED AS EXHIBIT "A"

OCT30'75	CONV	*	.00 750 000 00	
OCT30'75	S'TAX		A* 1,950.00	
OCT30'75	PR'FEE		A* .50	
OCT30'75	W'DEED		A* 6.00	* 1,956.50

unimproved ( )
This is improved (X) property, known as 118 Sixteenth Avenue, South (House Number) (Street)
Nashville, Tennessee 37203
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this Tenth day of July, 19 75.

AURORA PUBLISHERS, INC.
BY: Dominic de Lorenzo

BOOK 4966 PAGE 530

STATE OF TENNESSEE
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__.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Vivian Hamilton, a Notary Public of the State and County aforesaid, personally appeared Dominec DeLorenzo and _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and _____ respectively of the Aurora Publishers, Inc., the within named bargainor, a corporation, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Dominec DeLorenzo as such President and attesting the same by the said _____ as such _____

Witness my hand and seal, at office in Nashville, this 10th day of July, 1975. Vivian S. Hamilton Notary Public

Commission expires 9-26-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $750,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Dominic de Lorenzo

Sworn to and subscribed before me this 10th day of July, 1975

My commission expires May 3 1977 Notary Public Tommy Douglas Lambert

This instrument was prepared by:

WOODS & WOODS, A Professional Association, 121 17th Ave., S., Nashville, Tenn. 37203

Name Address

WARRANTY DEED

FROM AURORA PUBLISHERS, INC.

TO D. H. & RUANN, INC.

D 22251

IDENTIF. REFERENCE

Oct 30 3 09 PM '75

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1003 MISSEY REV. 4/1/75

EXHIBIT "A" BOOK 4966 PAGE 531

Four tracts of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Being the west 35 feet of Lot 197 and the east 35 feet of Lot 199 in McNairy's West Nashville plan of record in Plan Book No. 1 of the Chancery Court, page 15, fronting 70 feet on the north side of Demonbreum Street, and running back between parallel lines, 166 feet to an alley, being the same land conveyed by James Whitworth and wife, Martha Bowling Whitworth, to W. I. Lightfoot by deed dated September 7, 1907, and recorded in Book 340, page 571. Said property herein conveyed begins at a point in the northern margin of Demonbreum Street 158 feet east from the northeast corner of Demonbreum Street and Sixteenth Avenue South or Belmont Avenue, running thence with the northern margin of Demonbreum Street, easterly 70 feet; thence northerly at right angles to Demonbreum Street, 166 feet to an alley; thence along the southern margin of said alley, westerly 70 feet; thence southerly at right angles 166 feet to the beginning.

TRACT NO. 2: Being part of Lots Nos. 199 and 201 on McNairy's Plan of West Nashville Lots, as of record in Book No. 9, page 322, Register's Office for said County, described as follows:
Beginning at the southeast corner of 16th Avenue South, formerly Belmont Avenue or Mulberry Street and an alley, being the northwest corner of said Lot No. 201; thence with the southerly margin of said alley, easterly 158 feet; thence southerly, parallel with said Avenue, 82 1/2 feet to a stake 82 1/2 feet northerly from the northerly margin of Demonbreum Street; thence westerly, parallel with said Street, 158 feet to the easterly margin of 16th Avenue South; thence northerly with the easterly margin of said Avenue, 82 1/2 feet to the beginning.

TRACT NO. 3: Being the easterly 67.2 feet of the northerly part of Lot No. 135 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:
Said part of Lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street and runs back 114.4 feet on the easterly line and 114.1 feet on the westerly line to a dead line, measuring 67.2 feet thereon.
Also a right-of-way from the alley in the rear of said Lot 135 across the rear 53.6 feet, more or less, of said Lot No. 135 to the property herein described for ingress and egress to and from said property, for deliveries of coal or other things, said right-of-way to be wide enough for the passage of trucks, wagons and like vehicles.

TRACT NO. 4: Being the westerly 48 feet of Lot No. 133 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, in the Register's Office for said County, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:

Beginning on the southerly margin of McGavock Street at the corner of Lots Nos. 133 and 135; thence with the southerly margin of said Street, eastwardly 48 feet, more or less, to Carrie Matthews' northwest corner; thence with her westerly line, southwardly 166 feet to the northerly margin of an alley; thence with said alley, westwardly 48 feet, more or less, to the corner of Lots Nos. 133 and 135; thence northwardly, with the line between said two lots, 166 feet to the beginning.

Being the same property conveyed to Aurora Publishers, Inc. by deed from Horace Small Manufacturing Company, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.