This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tennessee

# WARRANTY DEED

BOOK 4979 PAGE 543

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Number One Realty, Inc. | NEW OWNER | 82-9 |
| (NAME) | (NAME) | 29 |
| 1161 Murfreesboro Road | | 82-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 36-129-130 |
| Nashville, Tennessee | | 154-130 pw |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of*

---------- Ten ($10.00) and no/100---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

| | | | | |
|---|---|---|---|---|
| Dec. | 15 '75 | C.O. | 62,500.00 | |
| " | " | ST. | 162.50 | |
| " | " | P.F. | .50 | |
| " | " | W.D. | 10.00 | 173.00 |

GLEN A. FERGUSON

*have bargained and sold, and by these presents do transfer and convey unto the said* Number One Realty, Inc.

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

Six (6) tracts or parcels of land lying and situated in Davidson County, Tennessee, and described as follows:

TRACT NO. 1:

Being parts of Lots Nos. 180 and 183 on the Map of John W. McNairy Mansion Home Tract, as shown on the front of the fly-leaf in Book 9, Register's Office for said County, described as follows:

BEGINNING on the westerly side of McLemore Street 101-1/4 ft. northerly from Jackson Street and running thence northwardly with the said McLemore Street, 33-3/4 ft. to a point; thence westwardly 98-1/2 ft. to a line; thence southwardly 33-1/4 ft. to a point; thence eastwardly 98-1/2 ft. to the point of beginning.

TRACT NO. 2:

82-13 130 Being part of Lot No. 93 on the Plan of Valch and Whiteside's Addition to Nashville, of record in Minute Book D, page 734, Circuit Court for said County, and also being the easterly 115 ft. of Lot No. 6 and the northerly 12-1/2 ft. of the easterly 115 of Lot No. 5 on the Plan of the re-subdivision of Lot No. 93, not of record, described as follows:

BEGINNING on the westerly margin of 8th Avenue, North, formerly Spruce Street, at the northeast corner of the property conveyed to Cleary Gilmore, by deed from Joseph R. West, C & M, of record in Book 1001, page 137, Register's Office for said County; thence with the westerly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Subscribed and sworn to before me, this the 24th day of DECEMBER, 1975

Affiant

My commission expires: 3-25-1979

(Affix Seal)

Notary Public

margin of 8th Avenue, North, northwardly 62-1/2 ft.; thence westwardly 115 ft. to the northeast corner of the property conveyed to Ambrose Bennett, by deed from Bransford Realty Company of record in Book 972, page 231, in the Register's Office for Davidson County, Tennessee; thence southwardly 62-1/2 ft. to the northwest corner of the Gilmore property; thence with the Gilmore's northerly line eastwardly 115 ft. to the beginning.

TRACT NO. 3: BOOK 4979 PAGE 544

82-9 29 Being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's property of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos. 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue, North, formerly Vine Street and runs back 174 ft. and 6 inches, more or less, on the southerly line to an alley measuring 33-1/3 ft. thereon.

TRACT NO. 4:

82-13 120 Being the northerly 12-1/2 ft. of the west part of Lot No. 4 and the southerly 25 ft. of Lot No. 5 in J. L. Ewing's Subdivision of Lot No. 93 of Valch and Whiteside's Addition to Nashville, a plan of which is not of record, described as follows:

BEGINNING on the easterly margin of 9th Avenue, North, formerly McLemore Street, at a point 37-1/2 ft. northerly from Dan Adams' northwest corner; thence northwardly 37-1/2 ft. to a point; thence at right angles eastwardly 111 ft. to a line; thence southwardly 37-1/2 ft. to a point; thence westwardly parallel to said Dan Adams' line, 111 ft. to the point of beginning.

TRACT NO. 5:

82-13 254 Being part of Lot No. 78 on the Plan of D. T. McGavock's First Addition to Nashville as of record in Book 10, page 606, to 609, Register's Office for said County, described as follows:
(SEE INSERT)

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* Number One Realty, Inc. *their heirs and assigns, forever.*

*And* I *do covenant with the said* Number One Realty, Inc. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Glen A. Ferguson *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Number One Realty, Inc. their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness hand this* 12th *day of* DECEMBER, *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.*

Glenn Ferguson

(Tract No. 5 Continued)

BEGINNING on the easterly margin of 5th Avenue, North, formerly Summer Street, 61-1/2 ft. southerly from the southerly margin of Madison Street; thence with the easterly margin of said Avenue, southwardly 34 ft. 4 inches, more or less, to Richardson's northwest corner; thence with her northerly line, eastwardly 117-3/4 ft., more or less, to the westerly margin of an alley; thence with said alley, northwardly 30 ft. 4 inches, more or less, to a point 61-1/2 ft. southerly from the southerly margin of Madison Street; thence westwardly 117-3/4 ft., more or less, to the beginning.

TRACT NO. 6:

Being the southeast part of Lot No. 5 in Ewing's Subdivision of Lot No. 93 in Valch and Whiteside's Addition to Nashville, not of record, the Plan of Valch and Whiteside's Addition is recorded in Minute Book D, page 734, of the Circuit Court for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of 8th Avenue, North, formerly Spruce Street, 200 ft. north of the northwest intersection of the same with Jackson Street; thence westwardly parallel to Jackson Street, 115 ft. to a point; thence northwardly parallel with 8th Avenue North 37-1/2 ft. to a point; thence eastwardly parallel to Jackson Street, 115 ft. to a point in the westerly margin of 8th Avenue, North; thence with the same southwardly 37-1/2 ft. to the point of beginning.

All being the same property conveyed to Glen A. Ferguson by deed from Mary H. Burton, of record in Book 4540, pages 54 and 55, said Register's Office.

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

Glen A. Ferguson

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 12th day of December, 1975.

Notary Public.

Commission Expires 5/2/77

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, , 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 .

# WARRANTY DEED

FROM

Glen A. Ferguson

TO

Number One Realty, Inc.

D 2 8 2 3

IDENTIF. REFERENCE

Dec 15 2 26 PH '75

FELIX E. KELLEY, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208