BOOK 5015 PAGE 765

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
United Methodist Publishing House (NAME:)	Same (NAME:)	93-10
Eighth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Nos. 25,27,28 7W-2820 7W-2830 7W-2850
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)----------

----------*DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned

APR 15 76 CONV 99,000.00
APR 15 76 CONV 91,000.00
APR 15 76 S'TAX B* 494.00
APR 15 76 PR'FEE B* .50
APR 15 76 W'DEED B* 8.00 * 502.50

JACK BRANDON INSURANCE AGENCY, INC. (hereinafter "Grantor")
/ *have bargained and sold, and by these presents do transfer and convey unto*
has does
the said Board of Publication of the Methodist Church, d/b/a United Methodist Publishing House, an Illinois corporation, (hereinafter "Grantee") its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

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

Tract No. 1: Being Lot No. 2 on F. Campbell's Plan of Lots, as of record in Book 42, page 629, Register's Office for said County.

Said Lot No. 2 fronts 40 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, and runs back between parallel lines 175 feet to an alley.

Tract No. 2: Being Lot No. 3 and the north one-half of Lot No. 4 on the Map of Francis Campbell's Plan of Lots, of record in Book 42, page 629, Register's Office for said County.

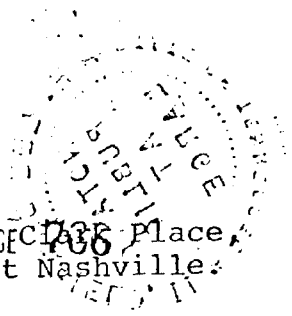
Said lot and part of lot adjoins and fronts together 60 feet, more or less, on the west side of Eighth Avenue, South, as widened, and runs back between lines 170 feet, more or less, on the northerly line of Lot No. 3, and 171 feet, more or less, on the southerly line of said part of Lot No. 4, to an alley in the rear, measuring 60 feet thereon.

Tract No. 3: Being Lot No. 1 on the Plan of F. Campbell's Lots, as of record in Book 42, page 629, Register's Office for said County.

Said Lot No. 1 fronts 44-1/2 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, as widened, and runs back between parallel lines 170.17 feet, more or less, to an alley.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 100,000.00
Affiant
Subscribed and sworn to before me, this the 15 day of APRIL 15, 19 76
My commission expires: MARCH 10, 1979
(Affix Seal)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE



Tract No. 4: Being Lot No. 8 in the Subdivision of Thurman Place, as of record in Plan Book 1, page 139, Chancery Court at Nashville.

Said Lot No. 8 fronts 41-1/2 feet on the westerly side of 8th Avenue, South, formerly Spruce Street and runs back 150 feet to an alley on which it shows 42 feet and 8 inches.

Being the same real property conveyed to Jack Brandon Insurance Agency, Inc. from Robey H. Franklin and wife, Hazel Anne Franklin, by deed of record in Book 5003, page 761, Register's Office for Davidson County, Tennessee.

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 Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Grantee *that* Grantor is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 property taxes, a lien not yet due and payable, the Plan of record in Book 42, page 629, and the Plan of record in Book 1, page 139, Register's Office for Davidson County, Tennessee, and subject to the rights of tenants in possession.

And Grantor does ~~do~~ *further covenant and bind* itself and its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 14th *day of* April, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack B. Brandon Pres.
JACK BRANDON INSURANCE AGENCY, INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Ann Capps, a Notary Public in and for said County and State, the within named Jack D Brandon

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 14th day of April, 1976.

Betty Ann Capps Notary Public.

BETTY ANN CAPPS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 2/11/80.

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, Betty Ann Capps, a Notary Public of the State and County aforesaid, personally appeared Jack D. Brandon, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Jack Brandon Insurance Agency, Inc, the within named bargainor, a corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tenn, this 14th day of April, 1976.

Betty Ann Capps Notary Public

BETTY ANN CAPPS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 2/11/80.

WARRANTY DEED

FROM

Jack Brandon Insurance Agency, Inc.

TO

United Methodist Publishing House

THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

D 44870

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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