THIS INSTRUMENT PREPARED BY:

John Engel, Attorney at Law
SHAW, PITTMAN, POTTS & TROWBRIDGE
1800 M. Street, N. W.
Washington, D. C. 20036

DEED

BOOK 5067 PAGE 430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMERS
Russell D. Easley, Trustee	Russell D. Easley	6DA 5570
NAME:	NAME:	
1909 Foster Avenue	1136 Haley	6DA 5590
STREET ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Nashville, Tenn. 37211	Murfreesboro, Tenn. 37130	Map: 106-9 Par: 46
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

THIS DEED, made this 10th day of September, 1976, by and between WESTMINSTER INVESTING CORPORATION, a New York Corporation having an address at 8401 Connecticut Avenue, Chevy Chase, Maryland, of the one part, and RUSSELL D. EASLEY, TRUSTEE, having an address at 1136 Haley Road, Murfreesboro, Tennessee, of the other part.

W I T N E S S E T H:

That Westminster Investing Corporation, for and in consideration of the sum of TEN AND 00/100---------- ($10.00)---------- and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys unto the said Russell D. Easley, Trustee, his successors, heirs and assigns forever the certain tract of lands situated and being in the County of Davidson, State of Tennessee, and described as follows:

LAND in the 6th formerly 9th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 25, 1968, as resurveyed on October 29, 1974 as follows:

BEGINNING in the center of Foster Avenue 289.8 feet south of the centerline of Woodycrest Avenue; thence with the center of Foster Avenue, South 1° 53' West 350 feet; thence North 88° 35' West 910.3 feet to a stake; thence North 12° 10' East 312.5 feet to a stake in the east margin of a 50-foot roadway; thence with the easterly margin of said roadway, northeastwardly 56.2 feet to a stake; thence South 88° 35' East 820 feet to the centerline of Foster Avenue, the point of beginning, containing 7 acres, more or less. Being property conveyed to Westminster Investing Corporation, by deed from Kass-Berger of Tennessee, Inc., of record in Book 3533, page 125, Register's Office for said County.

This is improved property known as 1909 Foster Avenue, Nashville, Tennessee.

Together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

The said Westminster Investing Corporation covenants that the property hereby conveyed is subject to no liens or encumbrances except the following: (i) easements, rights-of-way, and any matters of public record other than mortgages or deeds of trust, so long as the same shall not render title unmarketable; (ii) easements and rights-of-way which may be observed by an inspection of the premises; (iii) charges assessed for water and sewer facilities, and taxes not delinquent; (iv) zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the Property; (v) any other matter which shall not render title unmarketable, including encroachments, overlaps, deficiencies in acreage, boundary line disputes, roadways, or any other matters not of record which are disclosed by the survey referred to in the above-described property description, or would be disclosed by an inspection of the property; and (vi) title to that portion of the premises within the bounds of any roads or highways, particularly that part conveyed to Metropolitan Government of Nashville and Davidson County, as of record in Book 4069, page 225, as shown on the survey of James A. Hamilton, Jr., surveyor, referred to above.

To have and to hold the aforesaid land unto and to the use of the said Russell D. Easley, Trustee, his successors, heirs and assigns, in fee simple forever.

And the said Westminster Investing Corporation hereby covenants that it will warrant specially the Property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said Westminster Investing Corporation has caused its corporate seal to be affixed and its corporate name to be signed hereto by its duly authorized officers on the day and year first above written.

ATTEST:

~~Assistant~~ Secretary

WESTMINSTER INVESTING CORPORATION

By: _____
President

SEP 10 76 CONV * 350,000.00
SEP 10 76 S'TAX B* 910.00
SEP 10 76 FR'FEE B* .50
SEP 10 76 W'DEED B* 6.00 * 916.50

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STATE OF MARYLAND)
) ss:
COUNTY OF MONTGOMERY)

I HEREBY, that on this 9th day of September, 1976, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared C. Francis Saul II, who acknowledged himself to be the the President of Westminster Investing Corporation, and that he, as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing, in my presence, the name of said corporation by himself as the President.

WITNESS my hand and Notarial Seal.

PATRICIA E. BRADES NOTARY PUBLIC ANNE ARUNDEL CO., MD.

Patricia E. Brades
Notary Public

My Commission Expires:
July 1, 1978

SEP 10 3 11 PM '76
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

D 6 7 4 2 1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Subscribed and sworn to me, this 10th day of September, 1976.

Affiant

My Commission Expires:
11/13/77

Notary Public

DONALD C. CARPENTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE