THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

BOOK 5069 PAGE 149

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Joel E. Vradenburg 210 Printers Alley Nashville, Tn. 37201	Same	Map 93-2-3 Parcel 168

FOR AND IN CONSIDERATION for the sum of Nine Hundred Thousand and NO/100 ($900,000.00) Dollars, cash in hand paid by Joel E. Vradenburg and Arthur H. Buhl, III, to The Guaranty Title Trust Company, a Tennessee corporation, the receipt of which is acknowledged, said The Guaranty Title Trust Company has this day bargained and sold and does by these presents transfer and convey unto Joel E. Vradenburg and Arthur H. Buhl, III, their heirs and assigns, certain property located in Davidson County, Tennessee, described as follows:

> LAND in the 1st, formerly the 5th, Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of the Town of Nashville, not of record, described according to a survey made on October 25, 1924, by W. B. Southgate, Surveyor, as follows:
>
> Beginning at the northwest corner of the intersection of Church Street, formerly Spring Street, and Third Avenue North, formerly College Street; running thence along the margin of Third Avenue North, northwardly 101 feet to Regina Cohen's southeast corner; thence westwardly with her line 181 feet to an alley known as Printers' Alley; thence southwardly, with said alley, 100 feet 6 inches to the northerly margin of Church Street; thence with the northerly margin of Church Street, eastwardly 181 feet 7 inches to the beginning.
>
> Being the same real property conveyed to The Guaranty Title Trust Company by deed from R. M. Crichton and wife, of record in Book 4243, page 274, Register's Office for said County.

This is improved property known as 300, 302, 304, 306, 308, 310 312 and 314 Church Street, and 201, 203 and 205 Third Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Joel E. Vradenburg and Arthur H. Buhl, III, their heirs and assigns forever.

And The Guaranty Title Trust Company does covenant with the said Joel E. Vradenburg and Arthur H. Buhl, III that it is lawfully seized and possessed of said land in fee simple, has good right to convey the same, and the same is unencumbered except:

1. Lease from The Guaranty Title Trust Company to Central Parking System, Inc., dated May 25, 1972, not of record, and other leases not of record, copies of which have been furnished to the Grantees; and all of the rights and obligations conferred or imposed upon the Lessors in all of said Leases and any commission agreements relating thereto, copies of which have been furnished to Grantees, are hereby assigned to and assumed by the Grantees except that any rental payments based on a percentage of gross annual sales of Central Parking System, Inc., during the current annual period ending June 30, 1977 shall be prorated when received with that portion of such percentage rental payments which corresponds to the period prior to the date of this deed to be paid over, when received, to The Guaranty Title Trust Company; and Grantees by their acceptance of this deed agree to make payment of the foregoing prorated amount to The Guaranty Title Trust Company upon their receipt of such percentage rental payment.

2. 1976 taxes which are not yet due and payable and are prorated as of the date of this deed and assumed by the Grantees.

And said The Guaranty Title Trust Company does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to said Joel E. Vradenburg and Arthur H. Buhl, III, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 15th day of September, 1976, The Guaranty Title Trust Company having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE GUARANTY TITLE TRUST COMPANY

By: Andrew Buhl, Jr.

By: Jack A. Beadles
Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for the within transfer is $900,000.00.

Joel E Vradenburg
Affiant

Subscribed and sworn to before me, this 15th day of September, 1976.

Charles K Wharton
Notary Public

My Commission Expires: 11-15-77

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared Andrew Benedict and Jack A. Beadles, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Chairman of the Board and Secretary-Treasurer of THE GUARANTY TITLE TRUST CO., the within named bargainor, a corporation, and that they as such Chairman of the Board and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Chairman of the Board and Secretary-Treasurer.

WITNESS my hand and seal, at office, in Nashville, Tennessee, this 15th day of September, 1976.

[illegible]
NOTARY PUBLIC

My Commission Expires: _____

D 6 8 3 1 1

IDENTIF. REFERENCE

SEP 16 3 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

SEP 16 76 CONV * 86 900.000.00
SEP 16 76 S'TAX B* 2,340.00
SEP 16 76 PR'FEE B* .50
SEP 16 76 W'DEED B* 6.00 * 2,346.50