WARRANTY DEED

BOOK 5086 PAGE 171

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
YMCA (NAME:)	Martin Zeitlen and Barry Zeitlen (NAME)	Map 135-1
1000 Church Street (STREET ADDRESS OR ROUTE NUMBER)	2218 Chickering Lane (STREET ADDRESS)	Parcel ~~101~~ 53
Nashville, Tenn. 37203 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	2DU-710 ~~2DU08895~~

E.P.
E.P.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

EUGENE PARGH and wife, MADELINE PARGH, and
GERALD AVERBUSH and wife, BLOSSOM AVERBUSH

have this day bargained and sold, and do hereby transfer and convey unto the said YMCA FOUNDATION OF METROPOLITAN NASHVILLE, its *(successors), ~~heirs~~ and assigns, all of certain real estate in Davidson County, Tennessee, as follows:* their right, title and interest in

(Legal description shown in Exhibit "A" attached hereto and made a part hereof.)

Being a part of the property vested in the Grantors by Installment Deed of record in Book 3795, Page 364 of the Records of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000

Subscribed and sworn to before me, this the 8th day of November 1976

Affiant

My commission expires: May 2, 1979 (Affix Seal)

Notary Public

This is ~~unimproved (X)~~ improved ( ) property, ~~XXXXX~~ located at Town Park Dr. & Murfreesboro Rd., Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its *(successors), ~~heirs~~ and assigns forever.* a one-half undivided interest in

We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its *(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd day of October, 1976 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene Pargh
Eugene Pargh

Gerald Averbush
Gerald Averbush

Madeline Pargh
Madeline Pargh, his wife

Blossom Averbush
Blossom Averbush, his wife

prepared by: E. M. Hayes, Atty.
National Life Center
Nashville, Tenn. 37205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donna G. Roland, *a Notary Public in and for said County and State,* Eugene Pargh, Madeline Pargh, Gerald Auerbuch, And Blosson Auerbuch,

the within named bargainors, 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 Nashville *Tennessee, this* 22 *day of* Oct, *19* 76

Donna G. Roland
Notary Public

DONNA G. ROLAND NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Jan. 29 1977

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 .....

NOV-9%	CONV	80,000.00			
NOV-9% S'TAX			B*	208.00	
NOV-9% PR'FEE			B*	.50	
NOV-9%	W'DEED		B*	6.00	* 214.50

WARRANTY DEED

FROM

TO

D 76257

IDENTIF. REFERENCE

Nov 9 2 51 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE

EXHIBIT "A" TO WARRANTY DEED FROM EUGENE PARGH AND WIFE MADELINE, AND GERALD AVERBUGH AND WIFE BLOSSOM, TO YMCA FOUNDATION OF METROPOLITAN NASHVILLE

Being a 5.34, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County Tennessee, said tract being a portion of the Reserved For Future Development Parcel #2 on the plan of Town Park Estates as of record in Book 3300, Page 65, Register's Office Davidson County, Tennessee.

Beginning at a point on the southerly margin of Murfreesboro Pike, said point further described as being the most northeasterly corner of Lot #1 on the plan of Town Park Estates Section II of record in Book 4060, Page 18, Register's Office Davidson County, Tennessee; thence leaving said northeast corner and running along the said most southerly margin of Murfreesboro Pike as follows: south 54 degrees 36 minutes east a distance of 72.44 feet, more or less; thence south 36 degrees 01 minutes west a distance of 29.03 feet, more or less; thence south 54 degrees 57 minutes east a distance of 236.23 feet, more or less; thence leaving said southerly margin south 1 degree 29 minutes west a distance of 208.82 feet, more or less, to a point in the rear of Lot #105 on the plan of Town Park Estates Section I as of record in Book 3300, Page 65, Register's Office Davidson County, Tennessee; thence along the rear property line of lots 105, 106, 107, 125, 126, 127, 130 & 131 on the above mentioned plan of Section I the following courses and distances north 55 degrees 11 minutes west a distance of 161.04 feet; thence south 50 degrees 21 minutes west a distance of 158.35 feet; thence south 34 degrees 07 minutes west a distance of 185.67 feet; thence north 65 degrees 55 minutes west a distance of 149.94 feet; thence south 83 degrees 56 minutes west a distance of 100.00 feet; thence north 16 degrees 56 minutes east a distance of 146.52 feet; thence leaving the rears of the above mentioned lots and running along the most northerly line of lot 131, north 55 degrees 24 minutes west a distance of 195.00 feet to a point on the easterly margin of Town Park Drive; thence along the most easterly margin of Town Park Drive around a curve to the right having a radius of 1695.2 feet a distance of 9.84 feet, more or less, to the beginning of a curve to the right having a radius of 428.37 feet a distance of 79.58 feet to a point; said point being the beginning of a curve to the left; thence around said curve to the left having a radius of 428.37 feet a distance of 79.58 feet to a point; thence north 34 degrees 57 minutes east a distance of 179.00 feet to a point; said point being the most southwesterly corner of Lot #1 on the plan of Town Park Estates Section II as of record in Book 4060, Page 18, Register's Office Davidson County, Tennessee; thence along the southerly line of Lot #1 south 54 degrees 47 minutes 44 seconds east a distance of 225.00 feet to a point; thence north 34 degrees 57 minutes east a distance of 150.00 feet to the point of beginning containing 5.34, more or less, acres.