This instrument prepared by:
Jack F. King, Jr., attorney
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5087 PAGE 350

9R-16
9Bpw

SPECIAL WARRANTY DEED

Address New Owner as Follows:

Emerik Properties Corp.
3 Del Amo Fashion Square
Torrence, California 90503

Send Tax Bills To:

Same

FOR AND IN CONSIDERATION of Forty-Two Thousand and 00/100 ($42,000.00) Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Commerce Union Bank, Trustee under the Will of Sadie B. Werthan (the "Grantor"), has bargained and sold and does hereby transfer and convey unto the said Emerik Properties Corp., (the "Grantee") its successors, heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 151 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 151 fronts 61 feet on the westerly margin of 19th Avenue North, formerly Douglas Avenue, and extends back between parallel lines 100 feet to a dead line. The location of which property is more particularly shown on a plot plan made by James A. Hamilton, Jr., Consulting Engineer, dated April 12, 1974, a copy of which is attached hereto and incorporated herein.
>
> Being the same property conveyed to Sadie B. Werthan now deceased, by Abe Epstein, Trustee, as Tract No. 4 in the Deed of Record in Book 1783, page 55, Register's Office for Davidson County, Tennessee and further being the same property devised to Commerce Union Bank, Trustee under the Will of Sadie B. Werthan, deceased, of record in Will Book 83, page 207, Probate Court for said County.

The above property is subject to a lien for 1976 taxes, which taxes are assumed by the Grantee, and to all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey of the premises.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $ 42,000.00.

Chief Real Estate Officer, Emerik Properties Corp.
AFFIANT

Subscribed and sworn to before me this 12 day of November, 1976.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-24-78

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.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said property, has a good right to convey it, and the Grantor has not in any way caused same to be encumbered except as hereinabove set out.

IN WITNESS WHEREOF, Grantor has hereunto caused its name to be signed by its duly authorized officers this 12th day of November, 1976.

COMMERCE UNION BANK, TRUSTEE

ATTEST:

Thomas A. Shanks, Jr.
Trust Officer

BY: T. Wayne Kelly

TITLE: Vice Pres

KJV12 COPY 42,000.00
KJV12 STATE TAX B* 109.20
KJV12 COUNTY FEE B* .50
KJV12 RECORDING FEE B* 14.00 * 123.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the County and State aforesaid, personally appeared T. Wayne Kelly, with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of November, 1976.

NOTARY PUBLIC

My Commission Expires: July 24 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Shanks, Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be Trust Officer of Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of November, 1976.

NOTARY PUBLIC

My Commission Expires: July 24, 1977

D76821

HAYES STREET

Lot 152

Lot 151

Lot 151 Lot 152

50.0

50.0 50.0 50.0 50.0

Book 3707, Page 162
R.O.D.C.

Book 2602, Page 33
R.O.D.C.

Book 2994, Page 38
R.O.D.C.

Book 873, Page 210
R.O.D.C.

BOOK 5087 PAGE 352

139.0

139.0

139.0

50.0 50.0

100.0

Sadie B. Werthan
Book 1783 Page 59
R.O.D.C. Tenn.

Part of Lot 5, Fra[illegible] the Boyd Nu[illegible] a
Tract of record in Book [illegible] Page 39 R.O.D.C.

61.0

61.0

100.0

50.0

50.0

50.0

15' Alley (Width from Metro Engr Div.)

10' Alley

150.0

19TH AVENUE NORTH
(FORMERLY DOUGLAS AVENUE)

Book 2958, Page 190
R.O.D.C.

Book 4293, Page 255
R.O.D.C.

Book 3182, Page 139
R.O.D.C.

JAMES A. HAMILTON, JR.
REGISTERED ENGINEER NO. 5210
STATE OF TENNESSEE

PLOT PLAN
for
MR. ALFRED E. ABBEY, ATTORNEY
SHOWING LINES & DIMENSIONS CALLED FOR IN DEEDS
AND SHOWING THE LOCATION OF THE
SADIE WERTHAN TRUST PROPERTY
19TH AVENUE NORTH, NASHVILLE, TENNESSEE

DATE: APRIL 12, 1974 SCALE: 1"=50'

James A. Hamilton, Jr.
Civil Engineer
[illegible]