This Form furnished by Attorneys Title Company, Inc.

BOOK 5097 PAGE 320

Form No. WD-3

FROM
Laura M. Smith, Edward D. Smith, N. Baxter Maddox, Nora Maddox, and Commerce Union Bank, Successor Trustee under will of Mannie B.
TO Jackson, Deceased

James I. Vance Berry, Trustee

For draftsman's use

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Vance Berry, Trustee (NAME)	Kermit C Stroop Co (NAME)	93-1-1
First American Center (STREET ADDRESS OR ROUTE NUMBER)	1st Floor - Third Nat. Bk (STREET ADDRESS)	4c
Nashville, TN 37238 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 16 10 39 AM '76

REGISTER DAVIDSON COUNTY, TENN.

D81470

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 715,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 5/22/78

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ----- **DOLLARS** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Laura M. Smith, Edward D. Smith, N. Baxter Maddox, Nora Maddox, and Commerce Union Bank, Successor Trustee under the Will of Mannie B. Jackson, Deceased,

DEC16 CONV * .00 715,000.00
DEC16 S'TAX B* 1,859.00
DEC16 PR'FEE B* .50
DEC16 W'DEED B* 6.00 * 1,865.50

have bargained and sold, and by these presents do transfer and convey unto the said James I. Vance Berry, Trustee with full power to mortgage, transfer, sell and convey without joinder of any beneficiary, his successors ~~and~~ and assigns, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being part of Lot No. 89 on the Plan of the Original Town of Nashville, not of record, described as follows:
BEGINNING at the northwest corner of 5th Avenue North, formerly Summer Street, and Church Street; thence with the westerly margin of 5th Avenue North, northwardly 121 feet 2 inches, more or less, to the southeast corner of the property conveyed to Karl Edmond Walter by deed from Catherine W. Walter, of record in Book 2443, page 167, Register's

Form No. WD3a

Office for said County; thence with the southerly line of said Walter property westwardly 172 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 60 feet 7 inches to a point 60 feet 7 inches, more or less, north of the northerly margin of Church Street, being the northwest corner of the property conveyed to Joseph T. Elliston, et al, by deed from David Williams of record in Book 2, page 543, said Register's Office; thence with the northerly line of said Elliston property eastwardly 92 feet, the northeast corner of the property conveyed to John Overton Lea, Trustee, by deed from John M. Lea, of record in Book 56, page 71, said Register's Office; thence with the easterly line of said Lea property, southwardly 60 feet 7 inches, more or less, to the northerly margin of Church Street; thence with said Street, eastwardly 80 feet, more or less, to the beginning.

Being property vested as follows: A one-half undivided interest in Nathanial Baxter Maddox and Laura Maddox Smith, under will and codicil of Lollie Baxter Maddox, deceased, of record in Fulton Court of Ordinary, Atlanta, Georgia, and probated in the County Court for Davidson County, Tennessee, in Minute Book 144, page 75, said one-half undivided interest in the property being conveyed to Lollie B. Maddox by deeds from George W. White, et al, dated June 17, 1936, filed July 8, 1936, and recorded in Book 954, page 514; from Hunter Nicholson, Sr., et al, dated March 12, 1938, filed April 26, 1938, and recorded in Book 1049, page 287; from May Armstrong, dated April 22, 1938, filed April 23, 1938, and recorded in Book 1058, page 322; from George W. White, et al, dated April 27, 1938, filed April 28, 1938, and recorded in Book 1058, page 342; and from Joseph R. West, Clerk and Master, dated June 20, 1938, filed June 22, 1938, and recorded in Book 1081, page 228, all in the Register's Office for Davidson County, Tennessee; and a one-half undivided interest in Commerce Union Bank, Trustee, by appointment from First American National Bank of Nashville, Executor and Trustee, of record in Minute Book 237, page 357, Probate Court of Nashville, Davidson County, Tennessee, said one-half undivided interest in said land being devised to First American National Bank of Nashville, as Trustee, by will and codicil of Mannie B. Jackson, deceased, of record in Will Book 71, page 376, County Court for said County.

This is (unimproved ( ) improved (X)) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James I. Vance Berry, Trustee, his successors ~~heirs~~ and assigns, forever.

And Grantors do covenant with the said James I. Vance Berry, Trustee, his successors and assigns, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the terms and conditions of the lease agreement dated June 17, 1957 between Mannie B. Jackson, et al as Lessors, and The Harvey Co., as Lessee, the rights of the Grantors with respect to said lease agreement being conveyed to the Grantees by this conveyance.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said James I. Vance Berry, Trustee, his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of December, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COMMERCE UNION BANK,
Successor Trustee

BY: [signature] Vice President

Attest: [signature] Vice Pres

[signature] Laura M. Smith

[signature] Edward B. Smith

[signature] N. Baxter Maddox

[signature] Nora Maddox

Form No. WD3b

GEORGIA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County.
Fulton

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

Laura M. Smith and Edward D. Smith

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Atlanta, Ga., Tennessee, this 2nd day of December, 19 76

Frances H Price
Notary Public

Notary Public, Georgia, State At Large
Commission Expires ~~Davidson County, Tennessee~~ My Commission Expires Nov. 6, 1979

STATE OF ~~TENNESSEE~~ GEORGIA
County of ~~DAVIDSON~~ FULTON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

N. Baxter Maddox and Nora Maddox

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee Atlanta, Georgia this 2nd. day of December, 19 76

Frances H Price
Notary Public

Notary Public, Georgia, State At Large
Commission Expires My Commission Expires Nov. 6, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Barbara Brewer, a Notary Public of the State and County aforesaid, personally appeared M. Kirk Dooley, Jr. & T. Vance Little, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be Vice Presidents of the Commerce Union Bank, the within named bargainor, a corporation, and that they as such Vice Presidents being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as Vice Presidents

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of December, 19 76.

Barbara Brewer
Notary Public

Commission expires 5-14-80