This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5131 PAGE 87

DEED OF GIFT

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George Peabody College for Teachers Nashville, Tennessee 37203	Grantee is a non-taxable institution	Map 71-15 Parcel 470

Undersigned, H. G. HILL REALTY COMPANY, a corporation organized and existing under the laws of the State of Tennessee, has given and by these presents does give, transfer and convey unto GEORGE PEABODY COLLEGE FOR TEACHERS, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.
Said Lot No. 38 fronts 83 feet on the west side of North Fourth Street, formerly Lischey Avenue, and runs back between lines, with the southerly margin of Ligon Lane, 163 feet to an alley, and shows 83.8 feet on said alley.
Being part of the property conveyed to H. G. Hill Realty Company by deed from H. G. Hill Company, of record in Book 752, page 528, Register's Office for said County.

APR-5 CONV 40,000.00
APR-5 S'TAX B* 104.00
APR-5 PR'FEE B* .50
APR-5 W'DEED B* 4.00 * 108.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is a gift by the grantor to a tax exempt educational institution.

H. G. Thompson
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1977.

JIMMIE D. PERRY
NOTARY PUBLIC — STATE OF TN
My Commission Expires
February 21, 1979

Jimmie D. Perry
Notary Public

My commission expires _____

This is improved property known as 1224 North Fourth Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE PEABODY COLLEGE FOR TEACHERS, its successors and assigns forever. And H. G. HILL REALTY COMPANY does covenant with the said GEORGE PEABODY COLLEGE FOR TEACHERS, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered.

And H. G. HILL REALTY COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said GEORGE PEABODY COLLEGE FOR TEACHERS, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 31ST day of MARCH, 1977.

H. G. HILL REALTY COMPANY

By H. R. Flintoff
H.R.Flintoff, Executive Vice President

D96994

FILED FOR REFERENCE
APR 5 9 19 AM 1977
REGISTER
DAVIDSON COUNTY, TENN.
FEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jimmie D. Perry, a Notary Public of the State and County aforesaid, personally appeared H. R. Flintoff, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of the H. G. Hill Realty Company, the within named bargainor, a corporation, and that he as such Executive 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 Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 31ST day of March, 1977.

JIMMIE D. PERRY
NOTARY PUBLIC — STATE OF
My Commission Expires
February 21, 1979

Jimmie D. Perry
Notary Public

My commission expires _____

JIMMIE D. PERRY NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

H. R. Flintoff
Affiant

Subscribed and sworn to before me, this the 31ST day of March, 1977.

JIMMIE D. PERRY
NOTARY PUBLIC — STATE OF
My Commission Expires
February 21, 1979

Jimmie D. Perry
Notary Public

My commission expires _____

JIMMIE D. PERRY NOTARY PUBLIC DAVIDSON COUNTY, TN