BOOK 5156 PAGE 12

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Nashville Banner Pub. Co. et al | Commerce Union Bank, Trustee, Co-Tr | 93-9 |
| (NAME) | (NAME) | 171 |
| 1100 Broadway | 1100 Broadway | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn 37202 | Nashville Tenn 37203 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Commerce Union Bank and Frances K. Casparis, Trustees (Casparis), and William N. Dearborn, Trustee (Norvell), Commerce Union Bank, Trustee (Napier) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Nashville Banner Publishing Company and Tennessean Newspapers, Inc. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot Nos. 98 and 100 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County. Said Lot Nos. 98 and 100 adjoin and front together 100 feet on the northerly side of McGavock Street and run back between parallel lines along the easterly margin of 12th Avenue, South, 169 feet to an alley. Said property was acquired by deed of John F. Wessel, et al, to James W. Napier, Horton R. Casparis and W. E. Norvell, Jr., of date March 8, 1937, of record in Book 1025, page 209, Register's Office for said County. City Numbers 1126-1130 McGavock Street, Nashville, Tenn.

Title to the above property is vested in Commerce Union Bank and Frances K. Casparis, Trustees (Casparis), Commerce Union Bank, Trustee (Napier) and William N. Dearborn, Trustee (Norvell). Title was derived as follows: This is the same property conveyed to Horton R. Casparis, James W. Napier and W. E. Norvell, Jr. by deed from John F. Wessel, Mary Lou Wessel Eidell and husband, G. A. Eidell, of record in Book 1025, page 209, Register's Office for said County, and devised to Commerce Union Bank, Trustee, under the Wills of Horton R. Casparis, of record in Will Book 58, page 398; James W. Napier, of record in Will Book 62, page 131; and to William N. Dearborn, Trustee, under Will of W. E. Norvell, Jr. of record in Will Book 72, page 287, of the records of the Probate Court for Davidson County, Tennessee. Frances K. Casparis was appointed Trustee by instrument of record in Will Book 58, page 408, said Probate Court records. James W. Napier's interest was deeded by Commerce Union Bank, Trustee, to James W. Napier, Jr. by deed of record in Book 4887, page 312, said Register's Office and devised to Commerce Union Bank, Trustee, under the Will of James W. Napier, Jr., of record in Will Book 113, page 452, said Probate Court records.

| | | | | | |
|---|---|---|---|---|---|
| JUN-7?? | CONV | 90,000.00 | | | |
| JUN-7?? | CONV | 30,000.00 | | | |
| JUN-7?? | S'TAX | | S* | 312.00 | |
| JUN-7?? | R'FEE | | S* | .50 | |
| JUN-7?? | MTGED | | S* | 4.00 | * 316.50 |

unimproved ( )
This is improved (X) property, known as 1126-1130 McGavock Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of June, 19 77

Frances K. Casparis
Frances K. Casparis, Trustee

William N. Dearborn, Trustee
William N. Dearborn, Trustee

COMMERCE UNION BANK, Trustee

By: M. Clark Seabury Jr. Vice President

ATTEST: Nathan L. Bachman Trust Officer

BOOK 5156 PAGE 13

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan R Jamison, a Notary Public in and for said County and State, the within named William N. Dearborn, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 1977

Commission Expires: 11/25/79

Susan R Jamison
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Susan R Jamison, a Notary Public within and for the State and County aforesaid, personally appeared M Kirk Snider and Catherine P Schneider with whom I am personally acquainted and who upon (his oath; their several oaths) acknowledged (himself, themselves) to be the Vice President and Trust Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said M Kirk Snider as such Vice President, and attesting the same by the said Catherine P Schneider as such Trust Officer

WITNESS my hand and official seal at office at Nashville, Tennessee on this 3 day of June, 1977

My Commission Expires: 11/25/79

Susan R Jamison
Notary Public

WARRANTY DEED

FROM

COMMERCE UNION BANK and FRANCES K. CASPARIS, TRUSTEES (CASPARIS), COMMERCE UNION BANK, TRUSTEE (NARPER), WILLIAM N. DEARBORN, TRUSTEE (NORVELL)

TO

THE NASHVILLE BANNER PUBLISHING COMPANY AND TENNESSEAN NEWSPAPERS, INC.

E 07683

FOR CITY REFERENCE

JUN 7 2 23 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan R Jamison, a Notary Public in and for said County and State, the within named Frances K.Casparis, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 1977.

Susan R Jamison
Notary Public

My Commission Expires: 11/25/79

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 120,000.00.

NEWSPAPER PRINTING CORP.
Charles Sec-Treas
Affiant

Subscribed and sworn to before me this 3 day of June, 1977

Sue B. Harden
Notary Public

My Commission Expires: 5/13/80