BOOK 5269 PAGE 163

# WARRANTY DEED

Prepared by James I. Vance Berry ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | PARCEL NUMBERS |
|---|---|---|
| Board of Publication of ~~The Methodist~~ Church, Inc. (NAME) | Same (NAME) | |
| 801-839 Sixth Avenue South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 93 - 14 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 79 |

*For and in Consideration of the sum of* One Million Seven Hundred Thousand and no/100 ($1,700,000.00) ---------- *DOLLARS*

cash in hand paid to the undersigned, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, James I. Vance Berry, Trustee for the stockholders of Ash Street Corp., but not individually,

es

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Board of Publication of The Methodist Church, Inc., its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 135, 136 and part of Lot No. 137 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, and Lots Nos. 361 to 366, inclusive on the Plan of Ewing, Wetmore and Others' Addition to South Nashville, as of record in Book 14, pages 202 and 203, said Register's Office, described together according to a survey made by Hal R. Swann, Jr., Surveyor, April 11, 1964, as follows:

BEGINNING at the southwest corner of 6th Avenue South and Ash Street; thence with the westerly margin of 6th Avenue South, southwardly 486.3 feet to the northerly margin of Mulberry Street; thence with said Street, westwardly 210 feet to the easterly margin of an alley; thence with said alley, northwardly 485.3 feet to the southerly margin of Ash Street; thence with said Street, eastwardly 210 feet to the beginning.

Being the same property conveyed to Ash Street Corp. by Warranty Deed dated March 31, 1967, by deed from Henry Horrell and wife, Kathleen B. Horrell and Wilson Brazelton and wife, Maxine K. Brazelton, of record in Book 4116, page 732, Register's Office for Davidson County, Tennessee, subsequently conveyed by deed from Ash Street Corp. to James I. Vance Berry, Trustee for the stockholders of Ash Street Corp., by deed of record in Book 5269 page 155, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,700,000.00

Subscribed and sworn to before me, this the 4 day of April 1978

Affiant

My commission expires: 4-12-78 (Affix Seal)

Notary Public

PAIGE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACT 2: APPURTENANT EASEMENT:

An easement for a railroad spur track as described and set out in an instrument of record in Book 3787, page 339, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point 129 feet, more or less, south of the south line of Ash Street and the west line of an alley; thence, westwardly at right angles to the west line of said alley, 8 feet north of and parallel with the center line of track 334-A, a distance of 130.5 feet more or less, to a point; thence northwardly at right angles a distance of 1.7 feet to a point; thence westwardly along a curved line having a radius of 276.98 feet, 9.7 feet north of and parallel with the center line of track 334, a distance of 82 feet, more or less, to the east line of Vine Street; thence, southerly with said east line of Vine Street, a distance of 19.75 feet, more or less, to a point 9.7 feet south of the center line of track 334, if measured at right angles; thence eastward along a curved line having a radius of 295.98 feet, 9.7 feet south of and parallel with the center line of track 334, a distance of 82 feet, more or less, to a point; thence, northwardly 0.7 feet to a point 9 feet south of the centerline of track 334; thence eastwardly 9 feet south of and parallel with the center line of track 334, a distance of 105 feet, more or less, to a point; thence southerly a distance of 0.5 feet to a point 9.5 feet south of the center line of track 334; thence, eastwardly along a curved line having a radius of 318.31 feet, 9.5 feet south of the center line of track 334, a distance of 27 feet, more or less, to a point in the west line of an alley; thence,northwardly with said west line of an alley, a distance of 34.8 feet, more or less, to the point of beginning.

BEING the same railroad easement assigned to Ash Street Corp. by assignment dated March 31, 1967, of record in Book 4116, page 736, said Register's Office, and subsequently conveyed by deed from Ash Street Corp. to James I. Vance Berry, Trustee for the stockholders of Ash Street Corp., of record in Book 5269, page 155, said Register's Office.

This conveyance of said property is made expressly subject to:

1. Metropolitan and state taxes for the year 1978 which have been prorated between the parties and payment of which has been assumed by the Grantee.

2. The terms and conditions of a certain Lease Agreement by and between Henry Horrell et al and Board of Publication of The Methodist Church, Inc. dated March 11, 1964, of record in Book 3746, page 193, said Register's Office, as superseded by a certain lease between the same parties dated June 30, 1965, unrecorded, all right, title and interest of the Grantor in such lease being assigned herewith.

3. The lien of that certain Deed of Trust from Henry Horrell et ux et al to Herschel Greer, Trustee, dated May 11, 1964, and of record in Book 3752, page 194, said Register's Office, securing an indebtedness as described therein which has been assigned to American National Insurance Company by assignment of record in Book 3752, page 510, said Register's Office.

4. Assignment of Lease to American National Insurance Company dated May 11, 1964, of record in Book 3746, page 312, said Register's Office.

This is unimproved ( ) improved (X) property, known as 801-839 Sixth Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Board of Publication of The Methodist Church, Inc. its successors *heirs and assigns, forever.*

*And* Grantor*es* *do covenant with the said* Grantee *that* he *is* *lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.*, except as set forth hereinabove.

*And* Grantor es trust and assigns, *do further covenant and bind* himself, his successors in ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 4th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James I. Vance Berry, Trustee

James I. Vance Berry, Trustee for the ~~stockholders of Ash Street Corp.~~

E57906

IDENTIF. REFERENCE

APR 4 1 02 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

| | | | |
|---|---|---|---|
| CO | 1,700,000.00 | MO | |
| WD | 6.00 | MS | |
| TD | | ST | 4,420.00 |
| CC | | ST | |
| MR | | PF | .50 |
| UCC | | TOTAL | 4,426.50 |

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Robert P. Thomas, *a Notary Public in and for said County and State, the within named* James I. Vance Berry, Trustee for the stockholders of Ash Street Corp.

*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* 4th *day of* April, *19* 78.

Robert Paige Thomas, Notary Public

NOTARY PUBLIC ROBERT PAIGE THOMAS DAVIDSON TENN.

*Commission Expires* 9-12-78