E. J. Walsh
Attorney at Law
1102 United American Bank
Nashville Tenn. 37219

WARRANTY DEED

BOOK 5313 PAGE 589

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark Hardware Company (NAME)	Clark Hardware Company (NAME)	Map 93-6
1414 Fourth Ave. South (STREET ADDRESS OR ROUTE NUMBER)	1414 Fourth Ave. South (STREET ADDRESS)	Parcel 372
Nashville 37202 Tenn (CITY) (P. O. ZONE) (STATE)	Nashville 37202 Tenn (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTY THOUSAND and No/100 $50,000.00 *DOLLARS*

cash in hand paid by Clark Hardware Company, the receipt of which is hereby acknowledged, I, E. J. WALSH, TRUSTEE, pursuant to the power and authority conferred under the Will of Malvern H. Wright, deceased, of record in Will Book 72, Page 81 in the County Court for Davidson County, have

bargained and sold, and by these presents do transfer and convey unto the said CLARK HARDWARE COMPANY, a Tennessee Corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts or parcels of land in Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of Lot No. 81 on the Original Plan of the Town of Nashville, Tennessee, not of record, described as follows: Beginning at the northeast corner of Broadway and 5th Avenue North, formerly Summer Street, and running thence with the northerly side of Broadway eastwardly 35 feet 8 inches, more or less, to E. S. Brugh's southwest corner; thence with his westerly line northwardly 130 feet to a 10 foot alley; thence with the southerly margin of said alley westwardly 35 feet 8 inches, more or less, to the easterly side of said 5th Avenue North, and thence with the easterly side of said 5th Avenue North southwardly 130 feet to the beginning.

SECOND TRACT: Being part of Lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows: Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 35 feet 8 inches east of the easterly margin of 5th Avenue North, formerly Summer Street, said point being the southeast corner of the lot formerly owned by Hodges and Richards; thence with the

DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 13th day of July, 1978

E. J. Walsh
Affiant

My commission expires: Apr. 18, 1982
(Affix Seal)

Dorothy C. Carson
Notary Public

northerly margin of Broadway, eastwardly 32 feet 10 inches; thence northwardly 130 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet 10 inches to the N. E. corner of said Hodges and Richards' lot; thence with the easterly line of said lot southwardly 130 feet to the beginning.

The above described property was devised to E. J. Walsh, Trustee by will of Malvern H. Wright, of record in Will Book 72, page 81, Office of the County Court Clerk for Davidson County, Tennessee

This is improved ( ) property, known as 424-30 (House Number) Broad (Street) P. O. Address: Nashville, (City or Town) 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 Clark Hardware Company, ~~its successors~~ *heirs and assigns, forever.*

And I, E. J. Walsh / *do covenant with the said* ~~Clark Hardware Company~~ *that* I, as Trustee am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, E. J. Walsh, as Trustee *do further covenant and bind* myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Clark Hardware Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* July, *19* 32 ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

E. J. Walsh, Trustee under the Will of Malvern H. Wright

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy C. Carson, a Notary Public in and for said County and State, the within named E. J. Walsh

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 13th day of July, 19 78.

Dorothy C. Carson, Notary Public.

Commission Expires April 18, 1982.

STATE OF
COUNTY OF

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

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

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WARRANTY DEED

FROM

E. J. WALSH, TRUSTEE

U/W MALVERN H. WRIGHT

TO

CLARK HARDWARE COMPANY

E 7 7 8 2 0 M

IDENTIF. REFERENCE

JUL 19 3 39 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 19 78	CONV	50,000.00			
JUL 19 78 S TAX			B*	130.00	
JUL 19 78 PR FEE			B*	.50	
JUL 19 78	W DEED		B*	8.00	* 138.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208