BOOK 5332 PAGE 374

This instrument prepared by
Baod, Berry, Sims
2700 First American Center
Nashville, TN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
UNITED STATES TOBACCO CO.	SAME	93-1
(NAME:)	(NAME:)	
905 Harrison		13,14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of NINE HUNDRED TWENTY-FIVE THOUSAND ($925,000)-----
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DOLLARS

cash in hand paid

BUSH BUILDING COMPANY, GRANTOR has / does *bargained and sold, and by these presents transfer and convey unto the said* UNITED STATES TOBACCO COMPANY, GRANTEE, ITS SUCCESSORS *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 parts of Lots. Nos. 89 and 90 on the Plan of Balch and Whitesides' Addition to Nashville, as of record in Minute Book "D", page 734, Circuit Court for said County, described according to a survey by James L. Murphy, Jr. & Co., dated July 19, 1978, as follows:

Beginning at the southwest corner of the intersection of 8th Avenue North and Herman Street; thence with the southwesterly margin of said 8th Avenue North south 34° 01' east 621.89 feet to a point, said point being the northwest corner of the intersection of 8th Avenue North and Harrison Street; thence with the northwesterly margin of said Harrison Street south 55° 34' 30" west 210.28 feet to a point, said point being the northeast corner of the intersection of 9th Avenue North and Harrison Street; thence with the northeasterly margin of said 9th Avenue North north 35° 14' 15" west 624.57 feet to a point, said point being the southeast corner of the intersection of 9th Avenue North and Herman Street; thence with the northwesterly margin of said Herman Street north 56° 15' east 223.58 feet to the point of beginning.

The above described property was conveyed to Bush Building Company by deeds from The American National Bank, of record in Book 689, page 330, Register's Office for said County; W. B. Marr and wife, Martha L. Marr, of record in Book 838, page 619, said Register's Office; and Eleanor Sneed and Mary Sneed Murff, Co-executors of the Estate of Thomas L. Sneet et al., of record in Book 5119, pages 285, 289, 292, 296, 300, 305, 309, 313 and 317, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 925,000

Subscribed and sworn to before me, this the 31 day of August 19 78

United States Tobacco Co.
Affiant

M. B. Berry
Notary Public

My commission expires: 5/31/81
(Affix Seal)

E 8 6 4 5 8

IDENTIF. REFERENCE

SEP 1 11 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-1 78	CONV	*	.00 925,000.00	
SEP-1 78 S'TAX			B* 2,405.00	
SEP-1 78 PR'FEE			B* .50	
SEP-1 78	W'DEED		B* 6.00	* 2,411.50

This is unimproved ( ) improved (X) property, known as 805 Eighth Avenue, North, 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 UNITED STATES TOBACCO COMPANY, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* UNITED STATES TOBACCO COMPANY *that* IT IS *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And the Grantor does does ~~do~~ *further covenant and bind* itself, its successors, assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* UNITED STATES TOBACCO COMPANY, its successors ~~heirs~~ *and assigns against the lawful claims of all persons wl omsoever.*

Witness our hand this 31ST *day of* AUGUST, *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.*

Bush Building Co
By Leon Green
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Keith B. Simmons *, a Notary Public of the State and County aforesaid, personally appeared* Lean Creel *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary *of the* Bush Building Co. *, the within named bargainor, a corporation, and that* he *as such* Secretary *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary

Witness my hand and seal, at office in Nashville, Tennessee

this 31 *day of* August *, 19* 28.

Keith B. Simmons
Notary Public

KEITH B. SIMMONS NOTARY PUBLIC

Commission Expires 5/31/81