BOOK 5332 PAGE 077

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
United States Tobacco Co.	SAME	93-1
(NAME) 905 Harrison Street	(NAME)	28 & 88
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND ($150,000)---------- DOLLARS

of which $15,000 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder the Grantee, hereinafter named, has executed and delivered its Promissory Note of even date herewith in the principal amount of $135,000, payable to the order of H. Rodes Hart (Grantor) and which Note is secured by a Deed of Trust of even date herewith from said Grantee to Keith B. Simmons, Trustee; I, H. Rodes Hart,

SEP-1 78	CONV	90,000.00 } 150,000.00		
SEP-1 78	CONV	60,000.00 }		
SEP-1 78	S'TAX		B* 390.00	
SEP-1 78	PR'FEE		B* .50	
SEP-1 78	W'DEED		B* 6.00	* 396.50

have bargained and sold, and by these presents do transfer and convey unto the said United States Tobacco Company, a New York corporation

the GRANTEES herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

Patricia Ingram Hart, wife of H. Rodes Hart, joins herein for the purpose of conveying any interest she may have in said property by virtue of being his wife.

This is unimproved (X) improved ( ) property, known as (House Number) located at the southwest corner of 8th Avenue, North and Harrison Street, Nashville, Tennessee (Street)

(P. O. Address) (City or Town) (Zip Code)

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, its successors and assigns, forever. And we do covenant with the said GRANTEES that I am 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 myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 31st day of August, 19 78.

H. RODES HART

PATRICIA INGRAM HART

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lallene M. Wright, a Notary Public in and for said County and State, the within named H. Rodes Hart and wife, Patricia Ingram Hart

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

Witness my hand and official seal at Nashville, this 31st day of August, 1978.

My commission expires February 27, 1979 Notary Public Lallene M. Wright

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 153,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

U.S. TOBACCO CO.
M. D. Bassett SENIOR VICE PRESIDENT

Sworn to and subscribed before me this 31 day of August, 1978.

My commission expires May 31, 1988 Notary Public Keith B. Simms

This instrument was prepared by:

KBS	244-5370
Bass, Berry & Sims, 2700 First American Center, Nashville, Tennessee 37238	
Name	Address

WARRANTY DEED

FROM H. RODES HART and wife, PATRICIA INGRAM HART

TO UNITED STATES TOBACCO COMPANY

E 86459

IDENTIF. REFERENCE

SEP 1 11 17 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 5, 6, and 7 on the Plan of the Subdivision of Lot No. 88 in Balch and Whiteside's Addition to Nashville, as of record in Book 21, page 56, Register's Office for said County.

Said Lot No. 5 fronts 70 feet 7 inches on the southerly side of Harrison, formerly Washington Street, and runs back on the east line 154 1/2 feet and on the west line with the east margin of 9th Avenue North, formerly McLemore Street, 155 feet to a dead line and measures 69 feet 2 inches on said dead line.

Said Lot No. 6 fronts 70 feet 7 inches on the southerly side of Harrison, formerly Washington Street, and runs back between parallel lines 154 feet on the east line and 154 1/2 feet on the west line to a dead line.

Said Lot No. 7 fronts 70 feet 7 inches on the southerly side of Harrison, formerly Washington Street, and runs back 154 feet on the west line and 153 1/2 feet on the east line with the west line of 8th Avenue, North, formerly Spruce Street, to a dead line, and measures 69 feet 2 inches on said dead line.

Being the same property conveyed to H. Rodes Hart by deed from Hobbs Banana Company, of record in Book 4651, page 525, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 3 and 4 on the Plan of the Subdivision of Lot No. 88 in Balch and Whiteside's Addition to Nashville, as of record in Book 21, page 56, Register's Office for said County, described as follows:

Beginning at an iron pin located at west edge of right of way of Eighth Avenue North, same pin being southeast corner of Lot No. 7 on plan of Subdivision of Lot No. 88 in J. H. Hill's Addition to Nashville. Said beginning pin also being one hundred fifty three feet six inches (153' 6") south of intersection of Harrison Street and Eighth Avenue, North; thence from the above described beginning pin, south with west edge of right of way of Eighth Avenue, North twenty four (24) feet to an iron pin, same pin being twelve (12) feet north of centerline of Harrison Street lead of L & N Railroad track; thence west along a line twelve (12) feet, north of and parallel to centerline of L & N's tract No. 28, two hundred seven (207) feet, more or less, to another iron pin, being at east edge of right of way of 9th Street (closed) and in line with west side of Lot No. 5 in above mentioned subdivision; thence North twenty eight feet four inches (28' 4") with east edge of right of way of 9th Street (closed) to an iron pin, being the southwest corner of Lot No. 5; thence east following south lines of Lots No. 5, 6, and 7 for a distance of two hundred seven feet and six inches (207' 6") to the point of beginning, containing 5,380 square feet, more or less.

Being the same property conveyed to H. Rodes Hart, by deed from Franklin Builders Supply Company, of record in Book 4674, page 576, Register's Office for Davidson County, Tennessee.

Said property is conveyed unencumbered except:

1. Provisions in Contract for Sale providing: "Possession to be given December 1, 1978, subject to seller being able to relocate existing facility." Said Contract also provides: "Buyer shall have access to the premises during reasonable business hours from the date of this Contract through date of possession."

2. 1978 real estate taxes, which have been prorated and assumed by Grantee.

3. Easement for sewer lines as shown on Maps in the Office for Department of Public Works of Metro Government of Nashville and Davidson County, Tennessee.