| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: BOOK 5341 PAGE 95 | MAP-PARCEL NUMBERS: |
|---|---|---|
| United States Tobacco Company | Same | 93-1 |
| (NAME) | (NAME) | |
| 905 Harrison Street | | 12 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Two Hundred Seventy-Five Thousand ($275,000.00) and No/100 ---------- DOLLARS

of which $45,000.00 has been paid in cash, the receipt of which is hereby acknowledged, $135,000.00 is being paid by the assumption of a first mortgage note from Johnny F. Burress to Third National Bank in Nashville, and for the remainder, the Grantee, hereinafter named, has executed and delivered its Promissory Note of even date herewith in the principal amount of $95,000.00, payable to the order of Johnny F. Burress (Grantor), Johnny F. Burress

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

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

Land in Davidson County, Tennessee, being the westerly 9 feet of Lot No. 4 and all of Lots Nos. 5, 6, 7 and 8 of Stevenson and Gleaves' Subdivision, as of record in Book 57, page 8, Register's Office for said County, and described according to a survey made by James L. Murphy, Jr., & Co., Surveyors, dated July 19, 1978, as follows:
BEGINNING at a point, same being the southeast corner of the intersection of 10th Avenue North and Herman Street; thence South 34° 28' 15" East, along the easterly margin of 10th Avenue North, 301.0 feet to a point; thence North 55° 43' 30" East, 328.98 feet to a point; thence North 34° 28' 15" West 298.00 feet to a point in the southerly line of Herman Street; thence South 56° 15' West, 329.00 feet to the point of beginning.
BEING the same property conveyed to Johnny F. Burress by deed from Commerce Union Bank as Executor and Trustee under the Will of Dan M. Post, deceased, and Robert Neathery as tenants in common, formerly a partnership known as P & N Company, composed of Dan M. Post and Robert Neathery, as of record in Book 5340, page 207, Register's Office for Davidson County, TN.

Said property is conveyed unencumbered except for: (1) First mortgage note to Third National Bank; (2) 1978 taxes, a lien but not yet due and payable; (3) "Tank Storage" encroaching into the right of way of Herman Street; (4) Railroad spur line slightly entering the northerly front line from Herman Street; (5) There is embraced within the southerly bounds of the premises the northerly part of Alley No. 558 (Desha Street) closed by Metropolitan Council Bill No. 68-708 where in easements were retained for existing and future utilities, drainage facilities, etc., together with incidental rights thereto.

Robbie Burress, wife of Johnny F. Burress, joins herein for the purpose of conveying any interest she may have in said property by virtue of being his wife.

unimproved ( )
This is improved (X) property, ~~known as~~ located at the southeast corner of 10th Avenue North and Herman Street, Nashville, Tennessee
(House Number) (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, 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 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.**

**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 20th day of September, 1978.

Robbie Burress

Johnny F. Burress

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Keith B. Simmons, a Notary Public in and for said County and State, the within named Johnny F. Burress and Robbie Burress

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 20th day of September, 19 78.

My commission expires May 31, 1981 Notary Public Keith B. Simmons

STATE OF TENNESSEE
COUNTY OF

SEP 21 78 CONV 99,000.00
SEP 21 78 CONV 99,000.00
SEP 21 78 CONV 77,000.00
SEP 21 78 STAX B* 715.00
SEP 21 78 RECFEE B* .50 * 719.50
SEP 21 78 WDEED B* 4.00

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 $ 275,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Johnny Burress

Sworn to and subscribed before me this 20 day of September, 19 78.

My commission expires May 31 1981 Notary Public Keith B. Simmons

This instrument was prepared by:

Bass, Berry & Sims — 2700 First American Center, Nashville, Tennessee 37238
Name — Address

WARRANTY DEED

FROM Johnny F. Burress

TO United States Tobacco Company

E 90076

IDENTIFICATION REFERENCE

SEP 21 3 43 PM '78

FELIX A. LUNA, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219