BOOK 5353 PAGE 212

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED B
BASS, BERRY & SIMS, ATTORNEYS
AMERICAN CENTER
TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
United States Tobacco Co. (NAME:)	Same (NAME:)	93-1
905 Harrison Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 10
Nashville, TN 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE MILLION ($1,000,000.00) ----------

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DOLLARS

of which $275,000.00 has been paid in cash, the receipt of which is hereby acknowledged, and, for the remainder, Grantee, hereinafter named, has executed and delivered its Promissory Note of even date herewith in the principal amount of $725,000.00, payable to the order of Perry Enterprises, a Tennessee general partnership, said Perry Enterprises, the Grantor herein,

es

has ~~XXXX~~ *bargained and sold, and by these presents do transfer and convey unto the said* United States Tobacco Company, a New Jersey corporation the Grantee herein, its successors ~~XXXX~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

(See attached Exhibit A for description).

This conveyance is subject to lease of record in Book 4731, Page 278, Register's Office for said county and to easement for utilities reserved in Ordinance Number 68-708 of the Ordinances of the Metro Government.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1000000

Subscribed and sworn to before me, this the 19th day of October 1978

Affiant

My commission expires: 7-18-79 (Affix Seal)

Notary Public

PERRY
NOTARY PUBLIC
DAVIDSON
STATE OF TENN.

[illegible]
[illegible]
[illegible]

unimproved ( )
This is improved (X) property, known as xxxxx located at the southwest corner of Ninth Avenue, North, and Herman Street, Nashville, Tennessee
(Street 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 Grantee, its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And we *do further covenant and bind* ourselves, our successors and assigns ~~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 hand this 10th *day of* Oct., *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.*

PERRY ENTERPRISES, Tenn. General Partnership

By: Jesse L. Perry, Jr., Managing Partner

THIS INSTRUMENT PREPARED BY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

TEXAS
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
HARRISON

Before me, William A. Abney, *a Notary Public of the State and County aforesaid, personally appeared* Jesse L. Perry, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Managing Partner *of the* Perry Enterprises, a general partnership *the within named bargainor, and that* he *as such* Managing Partner, *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* Managing Partner.

Witness my hand and seal, at office in Marshall, Texas, *this* 10th *day of* October, *19* 78.

William A. Abney
Notary Public

NOTARY PUBLIC STATE OF TEXAS
HARRISON COUNTY

Commission Expires 6/30/80

WARRANTY DEED

FROM

PERRY ENTERPRISES

TO

UNITED STATES TOBACCO COMPANY

E 9540 6

OCT 19 4 03 PM '78

REFERENCE

OCT 19 78 CONV

OCT 19 78 S'TAX * 1,000,000.00

OCT 19 78 PR'FEE B*2,600.00

OCT 19 78 B* .50

WDEED B* 10.00 * 2,610.50

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

THIS INSTRUMENT PREPARED BY

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THIS INSTRUMENT PREPARED BY

EXHIBIT A

BOOK 5353 PAGE 216

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3 and the easterly 71 feet of Lot No. 4 on the Plan of Stevenson and Gleaves Addition to Nashville, as of record in Book 57, page 8, said Register's Office, and the North sixty (60) feet of Lot No. 154 in Judge John McNairy's Mansion House Tract of land, a plan of which is of record on the front fly leaf of Book No. 9, said Register's Office, and a portion of an alley closed by Metropolitan Council Bill No. 68-708, and more specifically described together, according to an unrecorded survey by James L. Murphy, Jr., & Co., dated July 19, 1978, as follows:

Beginning at a point lying on the southerly margin of Herman (formerly Hamilton) Street said point further described as lying north 56 deg. 15 min. east a distance of 329.00 feet from the easterly margin of 10th Avenue North and being the most northeasterly corner of the property conveyed to the P & N Company as of record in Book 4128, page 221, said Register's Office; thence with the southerly margin of the said Herman Street North 56 deg.15 min. East a distance of 364.05 feet to a point, said point further described as being the intersection of the southerly margin of Herman Street and the westerly margin of 9th Avenue North; thence with the westerly margin of 9th Avenue North south 35 deg. 14 min. 15 sec. East a distance of 358.95 feet to a point; thence leaving the westerly margin of 9th Avenue North and running with the southerly line of the property conveyed to J. L. Perry Company by deed from United States Tobacco Company as of record in Book 4231, page 997, said Register's Office South 55 deg. 43 min. 30 sec. West a distance of 345.18 feet to a point; thence north 34 deg. 14 min. 15 sec. West a distance of 64.24 feet to a point in the centerline of an eight (8) foot alley now abandoned; thence with the centerline of said alley south 55 deg. 43 min. 30 sec. West a distance of 22.77 feet to a point; thence with the easterly line of the said P & N Company property North 34 deg. 28 min. 15 sec. West a distance of 298.00 feet to the point of beginning containing 3.00, more or less, acres.

Being the same property conveyed to Perry Enterprises, a Tennessee general partnership by quitclaim deed from Perry Enterprises, Inc., of record in Book 5249, page 60, said Register's Office.