"THIS INSTRUMENT PREPARED BY E. BERRY HOLT, III
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

Box 37

WARRANTY DEED

(CORPORATE FORM)

BOOK 5380 PAGE 957

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Murphy-Church Properties	Same	9W-4060
c/o Richard D. Speight (NAME)	(NAME)	
19th Floor, Commerce Union Bank Bldg.		Map 92-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37239		Parcel 377
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND and no/100 ($10,000.00)--------
---------- *Dollars,*
cash in hand paid, and ONE HUNDRED TWENTY THOUSAND and no/100 ($120,000.00) DOLLARS evidenced by a Promissory Note of even date herewith and secured by a Deed of Trust recorded immediately subsequent hereto, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Clover Bottom Estates, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* Murphy-Church Properties, a partnership consisting of Richard D. Speight, Warren F. McPherson, Charles F. McPherson & Edward T. Herbert, its *(successors),* ~~XXXX~~ *and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lots 93 and 94 of the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said county.

Said Lots Nos. 93 and 94 front 50 feet each on the southerly side of Church Street, as widened, and run back between parallel lines 172-1/2 feet more or less, to an alley.

Being the same property conveyed to Cloverbottom Estates, Inc. by Installment Deed dated January 24, 1975, from W. R. Perkins, Jr. and wife, Nellie H. Perkins and John W. Kelley, Sr. and wife, Myrtle J. Kelley, of record in Book 4883, page 675, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 13th day of December, 19 78

Affiant

My commission expires: 10-17-82 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1727 Church Street, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Murphy-Church Properties, a partnership consisting of Richard D. Speight, Warren F. McPherson, Charles F. McPherson and Edward T. Herbert, its *(successors),* ~~XXXX~~ *and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except as of record in the Register's Office for Davidson County, Tennessee, including but not limited to a certain Installment Deed of record in Book 4883, page 675, R.O.D.C., and any unrecorded leases and rights of parties in possession.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Murphy-Church Properties, a partnership consisting of Richard D. Speight, Warren F. McPherson, Charles F. McPherson and Edward T. Herbert, its *(successors),* ~~XXXX~~ *and assigns, against the lawful claims of all persons.*

Witness its *hand this* 13th *day of* December, *19* 78 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clover Bottom Estates, Inc.

By: T W Conn, Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, E. Berry Holt III, *a Notary Public of the State and County aforesaid, personally appeared* T. W. Comer, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Clover Bottom Estates, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 13th *day of* December, 19 78.

E. Berry Holt III
Notary Public

Commission expires 7-18-82

E. BERRY HOLT, III NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

CLOVER BOTTOM ESTATES, INC.

TO

MURPHY-CHURCH PROPERTY, A PARTNERSHIP CONSISTING OF RICHARD D. SPEIGHT, WARREN F. McPHERSON, CHARLES F. McPHERSON AND EDWARD T. HERBERT

JAN-29 79 CONV 90,000.00
JAN-29 79 CONV 40,000.00 } 130,000.00
JAN-29 79 S'TAX 6* 338.00
JAN-29 79 PR'FEE 6* .50
JAN-29 79 W'DEED 6* 4.00 * 342.50

F. 0 7 6 4 9

IDENTIF. REFERENCE

JAN 2 3 26 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE