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THIS INSTRUMENT PREPARED BY E. BEARD [illegible], JR.
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

BOOK 5495 PAGE 444

Address New Owner(s) as Follows:	Send Tax Bills to:	Map & Parcel Number)
R. C. Mathews, Contractor, Inc.	Same	Map 93-6-2
One Vantage Way		Parcel 67
Nashville, Tennessee		

FOR AND IN CONSIDERATION of TEN THOUSAND ($10,000.00) DOLLARS, cash in hand paid by Grantee to Grantor and the exchange of certain property which was conveyed to Grantee by deed of record in Book 5495, page 444, Register's Office for Davidson County, Tennessee, for the hereinafter described property, pursuant to the terms of an Exchange Agreement by and between Grantor and Grantee dated April 25, 1979, the receipt and sufficiency of all of which is hereby acknowledged by Grantor, Southern Properties, Inc. (hereinabove and hereinafter called "Grantor") has this day bargained and sold, and by these presents does transfer and convey unto the said R. C. Mathews, Contractor, Inc. (hereinabove and hereinafter called "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. 12 and 13 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Second Avenue, North, formerly Market Street, 239.3 feet southerly from the southeast corner of said Second Avenue, North and Church Street, said point being also the southwest corner of a part of Lot No. 12 conveyed to M. E. Derryberry by deed from Thos. Tobias and wife, of record in Book 454, page 627, Register's Office for said County; thence with the easterly margin of said Second Avenue, North southwardly 72 feet 10 inches to a point; thence eastwardly 210 feet to a point on the westerly margin of First Avenue, North, formerly Water or Front Street; thence with the westerly margin of said First Avenue, North northwardly 52 feet 6 inches to the southeast corner of said Derryberry property; thence with the southern boundary line of said Derryberry property, westwardly 106 feet to a point, northwardly 20 feet to a point and westwardly 104 feet, more or less, to the beginning.

Being the same property conveyed to Southern Woodenware and Hardware Company, Inc. by deed from Gilbert S. Merritt, of record in Book 1853, page 485, Register's Office for Davidson County, Tennessee. The said Southern Woodenware and Hardware Company, Inc. having since changed

STATE OF TENNESSEE
COUNTY OF DAVIDSON | The actual consideration or value whichever is greater, for this transfer is $200,000.00

Subscribed and sworn to before me, this the 26th day of April, 1979

Grantor

My commission expires: 7/16/82 (Affix Seal) Notary Public

its name to Southern Properties, Inc. by amendment to its charter.

This conveyance is made subject to the following:

1. 1979 Metro Taxes, a lien but not yet due and payable.

2. Rights of parties in possession.

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 and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as above set out.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness its hand this 7 day of Sept., 1979.

SOUTHERN PROPERTIES, INC.

By: Angie C. M. Fondren

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, E. Berry Holt III, a Notary Public of the State and County aforesaid, personally appeared Angie C. M. Fondren, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be the President of Southern Properties, Inc., the within named bargainor, a corporation, and that she 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 the said ~~President~~ Angie C. M. Fondren as such President.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of September, 1979.

E. Berry Holt III

NOTARY PUBLIC

My Commission Expires: 2-7-83

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

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F-50813

IDENTIFICATION REFERENCE

SEP 10 9 05 AM '79

REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5495 PAGE 446

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 50813

SEP 10 9 05 AM '79

No. 710401