THIS INSTRUMENT WAS PREPARED BY Milton W. Smith, Jr., ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

740155-0

WARRANTY DEED

FIDELITY FEDERAL SAV... LOAN ASSOCIATION

LN.# 740155-0

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THE TRUSTEES OF NASHVILLE BOARD OF REALTORS	Fidelity Federal Savings & Loan Ass	MAP 93-2
(NAME:)	(NAME)	
306 Gay Street	401 Union Street	PARCEL 6 - 4W-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5523 PAGE 555

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JAMES M. ALLEN, UNMARRIED, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto THE TRUSTEES OF NASHVILLE BOARD OF REALTORS, the granteesherein, their

successors

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

Land in Davidson County, Tennessee:
Being Parcel Dc on the Map showing the Resubdivision of Parcel Db of the Capital Hill Redevelopment Project, as of record in Book 3106, page 46, Register's Office for said County, and described as follows:

BEGINNING at a point at a cross mark on a bronze cap set in the curb in the west margin of Third Avenue North, opposite a turn into Gay Street; thence along said turn, southwesterly 24.25 feet to a bronze cap in the northerly margin of Gay Street; thence with the margin of Gay Street, South 65° 21' West 247.85 feet to a point; thence leaving Gay Street, North 1° 05' East 147.83 feet to a point; thence North 7° 47' East 105 feet to a point in the southerly margin of Fourth Avenue North; thence with the Margin of said Avenue, easterly 111.72 feet to a point at a turn into Third Avenue North; thence around said turn, southeasterly 93 feet to the westerly margin of Third Avenue North; thence with the margin of the same, South 27° 17' East 68.84 feet to the point of beginning.

BEING the same property conveyed to JAMES M. ALLEN, by deed from SAWYER, PIEPMEIER & ASSOCIATES, A PARTNERSHIP composed of JAMES H. SAWYER, JR., ARTHUR L. PIEPMEIER and JAMES E. LINEBERGER, the said JAMES E. LINEBERGER having assigned his one-third interest in said property to J. SUMPTER ANDERSON on August 1, 1968, of record in Book 5203, page 757, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2735, page 473; and First Lien Deed of Trust of record in Book 4192, page 355, which was assigned in Book 4192, page 359, said Register's Office. McGregor Enterprises, Inc. joins in this conveyance so as to convey to grantee any right, title and interest it may possess in the above described property. The duty of payment under first lien Deed of Trust referred to herein is assumed by the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 850,000.00

Subscribed and sworn to before me, this the 30th day of October, 1979

Affiant Rebecca Graham

My commission expires: July 7 1983 (Affix Seal)

Notary Public Ann A. McElwee

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), against the lawful claims of all persons.

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 30th *day of* October *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

McGregor Enterprises, Inc.

BY: James M. Allen
(Chairman of Board)

(James M. Allen)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James M. Allen, unmarried

the within named 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* 25 *day of* October, *19* 79

Notary Public

Commission expires July 17, 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* James M. Allen *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Chairman of the Board *of the* McGregor Enterprises, Inc. *the within named bargainor, a corporation, and that* he *as such* Chairman of the Board *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* Chairman of the Board.

Witness my hand and seal, at office in Nashville, Tennessee *this* 25 *day of* October, *19* 79

Notary Public

Commission expires July 17, 1983

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F.61055

IDENTIF. REFERENCE

Nov 1 3 14 PM '79

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

TESS

WARRANTY DEED

FROM

James M. Allen, unmarried

TO

The Trustees of Nashville Board of Realtors

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5523 PAGE 557

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
			650[illegible].00- CO	
			2210.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 2-16.50-	
			2839A11/01/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 61055

IDENTIF. REFERENCE

Nov 1 3 14 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 722812