(This instrument prepared by the Metro Legal Dept.)

WARRANTY DEED

BOOK 5652 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government (NAME:)	same (NAME:)	Map 93-2
Metro Courthouse-Public Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 21 & 39
Nashville, Tennessee 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Hundred Twenty Five Thousand Dollars and No/100 ($825,000.00) *DOLLARS*

G08403

IDENTIF. REFERENCE

SEP 18 10 09 AM '80

FELIX Z. WILKINSON REGISTER DAVIDSON COUNTY, TENN.

We, First American National Bank of Nashville, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Metropolitan Government of Nashville and Davidson County

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: MAP 93-2, PARCEL 21:

Being Lot No. 2 on the Plan of the subdivision of the Old James Erwin Homestead in the City of Nashville, being part of Lot No. 21 on the Original Plan, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, October 18, 1944, as follows:

BEGINNING on the easterly margin of Third Avenue North, as widened, at Lena St. Charles and Marina St. Charles' northwest corner; thence with the easterly margin of Third Avenue North, northwardly 26 feet to the southwest corner of the property owned by the Standard Candy Company, by deed of record in Book 770, Page 258, Register's Office for said County; thence with Standard Candy Company's south line, eastwardly 117 feet 3 inches to the westerly margin of a 20 foot alley; thence with the westerly margin of said alley, southwardly 26 feet to St. Charles' north line; thence with St. Charles' north line, westwardly 117 feet 3 inches to the point of beginning.

TRACT II: Being Lots Nos. 3, 4, and 5 on the Plan of the Subdivision of the old James Erwin Homestead, in the City of Nashville, Tennessee, being part of Lot No. 21 of the Original Plan of said city. Said lots 3, 4, and 5 are more particularly described as follows:

Lot No. 3 fronts 27 feet on the easterly side of Third Avenue, North, formerly North College Street, and runs back on its south line 134.5 feet on its north line 134.3 feet to an alley in the rear, 20 feet wide, and on which alley it has a frontage of 27 feet.

Lot No. 4 fronts 27 feet on the easterly side of said Third Avenue, North, and runs back on its south line 134.3 feet and on its North line 134.1 feet to the alley aforesaid and on which it has a frontage of 27 feet.

Lot No. 5 fronts 28.5 feet on the easterly side of Third Avenue, North and runs back on its South line 134.1 feet and on its north line 133.9 feet to the alley aforesaid, and on which it has a frontage of 25.7 feet; the entire property having a frontage of 82.5 feet, more or less, on said Third Avenue, North and 79.7 feet, more or less, on said alley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

TRACT III: Lying in the northerly part of Lot No. 21 of the original plan of Nashville, which is not recorded, at the southeast corner of Gay Street and Third Avenue, North, formerly College Street, and running thence southwardly along the eastern margin of said Third Avenue North 52 feet; thence at right angles and parallel with Gay Street, 132 feet to an alley in the rear; thence with said alley and parallel with Third Avenue North, 52 feet, to the southerly margin of Gay Street thence with the Southerly margin of Gay Street 132 feet to the beginning.

Being part of the property conveyed to First American National Bank of Nashville by deed from the Stockholders of Watsleff Company, a Tennessee Corporation formerly known as Standard Candy Company by deed of record in Book 4904, Page 566, Register's Office for Davidson County, Tennessee.

MAP 93-2, PARCEL 39-TRACT NO. I: Being a lot situated in the 5th Ward of the City of Nashville, beginning at the Southwest corner of Gay Street and Second Avenue, North, (formerly Market Street) running thence with the southerly margin of said Gay Street westerly 140 feet, more or less, to an alley; thence with the east margin of said alley southwardly 55 feet to a point; thence eastwardly and on a line parallel with Gay Street 140 feet, more or less, to the Western margin of Second Avenue, North 55 feet to the point of beginning at Gay Street. On said lot there is a three story brick building.

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TRACT NO. II: Being a part of Lot No. 21 in the original plan of the town, now City of Nashville Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Second Avenue, North, formerly Market Street, at a point 55 feet southerly from the southerly margin of Gay Street; running thence Southerly with the Westerly margin of said Second Avenue, North 70 feet more or less to the northeast corner of part of said Lot No. 21, formerly owned by James Erwin; thence with said Erwin's northerly line westerly 140 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northerly 70 feet, more or less, to a point 55 feet south of Gay Street; thence easterly parallel with Gay Street 140 feet, more or less, to the beginning.

Being part of the property conveyed to First American National Bank of Nashville by deed from the Stockholders of Watsleff Company, a Tennessee Corporation, et al, of record in Book 4904, Page 566, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 443 Second Avenue North & 448 Third Avenue North
(House 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 Metropolitan Government of Nashville and Davidson County, Tennessee, their *heirs and assigns, forever.*

And we *do covenant with the said* Metropolitan Government of Nashville & Davidson County, Tennessee *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 *heirs and representatives, to warrant and forever defend the title to the said land to the said* Metropolitan Government of Nashville & Davidson Co., TN, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* September, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Assistant Post Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* David P. Rogers, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Trust Officer *of the* First American National Bank of Nashville, Trustee, *the within named bargainor, a corporation, and that* he *as such* Assistant Trust Officer, *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* Assistant Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee
this 15th *day of* September, *19*80.

Thomas J. Scott
Notary Public

SCOTT E. NIELL NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 1/22/84

3046 09/18 12:03- CHECK

FILED PIONEER TITLE

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WARRANTY DEED

FROM

First American National Bank of

Nashville

TO

Metropolitan Government of Nashville

and Davidson County

G-257183
G-257197

FILED PIONEER TITLE

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