(1)

BOOK 5664 PAGE 992

Map 93-2-3
Par 163 Ja

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of July, 1980, by and between ALLRIGHT NASHVILLE PARKING, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and ALLRIGHT AUTO PARKS, INC., a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration that said party of the second part hereby assumes and promises to pay, according to the terms thereof, all principal and interest now remaining unpaid upon that one certain promissory note in the principal sum of $78,750.00, dated April 1, 1971, executed by Allright Nashville Parking, Inc. and payable to the order of C. H. Briley, Jr., and John C. Jeffords, Jr., and secured by a trust deed contained in that certain installment deed dated April 1, 1971, from C. H. Briley, Jr., et al., to Allright Nashville Parking, Inc., filed April 2, 1971, in the Office of the Register of Deeds of Davidson County, Tennessee, and recorded in Book 4490, Page 606, and the party of the second part assumes and promises to keep and perform all of the covenants and obligations of the grantor(s) named in said trust deed contained in said installment deed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to-wit:

All of the real estate (together with improvements thereon) as more particularly described in EXHIBIT A, attached hereto and incorporated herein for all purposes, and subject to the matters set forth in EXHIBIT A, attached hereto and incorporated herein for all purposes and subject to liens for general state, county, and city taxes for the current year (said general taxes for the current year having been prorated between the party of the first part and the party of the second part, the payment thereof is assumed by the party of the second part).

Property address 215 3rd Ave N

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Allright Auto Parks, Inc.
P.O. Box 53390
Houston, Texas 77052

This instrument prepared by:
Andrew D. Travis, Allright Auto Parks, Inc.
1625 Esperson Bldg., Houston, Texas 77002

State tax ..... $ .....
Register's fee ..... .50
Recording fee 4.00
Total .....
G. #
Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,874.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gene C. Bartholomew
Gene C. Bartholomew Affiant
grantee's Agent

Subscribed and sworn to before me this 19th day of Sept. 1980

Edith L. Marcellini
Notary Public in and for Harris County, Texas
Edith L. Marcellini

Form 39 Revised 9/26/73

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same, that the same is unencumbered, except as hereinabove expressly stated,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, except as hereinabove expressly stated.

Wherever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ALLRIGHT NASHVILLE PARKING, INC.

By: Gene Bartholomew
Vice President
Gene C. Bartholomew

ATTEST: Jean Brooksher
Assistant Secretary
Jean Brooksher

STATE OF TEXAS, COUNTY OF HARRIS:

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Gene C. Bartholomew with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Allright Nashville Parking, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 19th day of September 19 80

My commission expires December 31, 1980

Edith L. Marcellini
Edith L. Marcellini, Notary Public in and for
Harris County, Texas

EXHIBIT A

All of the following described lots, tracts or parcels of land, lying, being and situate in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 41 on the Map of the Original Town of Nashville, not of record, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Engineers, dated March 10, 1970, as follows:

BEGINNING at the southwest intersection of Third Avenue North and Bank Alley, said point being 10.39 feet south from the original lot line between Lots Nos. 40 and 41 on said Plan, and being in the west margin of the sidewalk; thence along the south margin of Bank Alley, westerly 176.9 feet to a point which is 4.47 feet east of the common original line between Lots Nos. 41 and 53 of said Plan, said point being in Printer's Alley; thence southerly along Printer's Alley, 32.85 feet to a point which is 4.07 feet east of the original lot line between Lots Nos. 41 and 53, being at a joint in a double brick wall, which at this point is 2.13 feet thick; thence along the center line of said double wall, and along the north line of the property that was conveyed to Dr. Robert S. Norman, et al., by deed of record in Book 2296, page 15, Register's Office for Davidson County, Tennessee; easterly 177.22 feet to a point in the west margin of Third Avenue North in the center line of said double brick wall, which is at this point 2.09 feet thick; thence northerly with the margin of said Third Avenue North, 31.35 feet to the point of beginning.

Being the same property as described in that certain deed dated April 1, 1971, from C. H. Briley, Jr., et al., to Allright Nashville Parking, Inc., filed April 2, 1971, in Office of the Register of Deeds of Davidson County, Tennessee, and recorded in Book 4490, Page 606.

215 Third Avenue North, Nashville, Tennessee.

This conveyance is executed by the party of the first part (grantor) and accepted by the party of the second part (grantee) subject to the following matters to the extent they may now be in force and affect the property herein conveyed, to-wit:

The south boundary line of the land herein conveyed is subject to an easement for the support of a double wall sometimes erroneously referred to in deeds as being a party wall.

G 1.26 7.9

IDENTIF. REFERENCE

OCT 16 3 38 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

10/15 303.04- CHECK

6438

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5664 PAGE 995

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
			112874.00- CO	
			293.54 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	303.04-
			8438A 10/15/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2679

IDENTIF. REFERENCE

OCT 15 3 38 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 786091