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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000

Tony Alamo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF January, 1981

Rebecca B. Eads
Notary Public

MY COMMISSION EXPIRES: July 21, 1984
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Othal Smith, Jr. 2108 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONY AND SUSAN ALAMO (NAME)	SAME (NAME)	93-6-4
325 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #1
Nashville, Tn. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OTHAL SMITH, JR. and MAUREEN H. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY AND SUSAN ALAMO FOUNDATION, a non-profit California corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is unimproved ( ) improved (X) property, known as 324-326 Broadway, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 15th day of January, 1981

OTHAL SMITH, JR.

Maureen H. Smith
MAUREEN H. SMITH

01/15 438.50- CHECK

5006

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Rebecca B. Earls, a Notary Public in and for said County and State, the within named OTHAL SMITH, JR. and MAUREEN H. SMITH

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 15 day of January 19 81.

Commission expires July 21, 1984

Rebecca B. Earls
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
OTHAL SMITH, JR. and wife
MAUREEN H. SMITH

TO
TONY AND SUSAN ALAMO FOUNDATION,
a non-profit California
corporation

G 2 5 4 7 3

Mail Deed

IDENTIF. REFERENCE

JAN 15 1 20 PM '81

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located in Nashville in the northeast quadrant of Broadway and Fourth Avenue North, being part of Lot No. 57 on the map of the Original Town of Nashville, not of record, and being more particularly shown on survey No. 7420 by Barge, Waggoner, Sumner, and Cannon, dated August 13, 1980, and revised January 6, 1981, described as follows:

Beginning at the point of intersection of the northerly margin of Broadway and the easterly margin of Fourth Avenue North; thence, with the margin of said Fourth Avenue North, 104.03 feet to a point in line with the south face of an interior wall; thence leaving said margin in an easterly direction with the south face of said wall 40.5 feet more or less to a point; thence in a southerly direction 104.3 feet more or less to the northerly margin of Broadway; thence with said margin westerly 40.45 feet to the point of beginning, containing 4,210 square feet or 0.10 acre, more or less.

There is also granted to Grantees, their heirs and assigns, a perpetual easement in and to that portion of Tract 2, as shown on the aforesaid survey that is a part of the ground floor at the rear of 324-326 Broadway so long as they maintain it in such a manner that it will continue to support a three story building which is currently built over it. There is further granted a perpetual easement in and to the piping system for the building sprinklers which runs through a portion of the aforesaid Tract 2 for so long as the system is used and maintained by Grantees or their heirs and assigns however there is also reserved to Grantors, their heirs and assigns the right to use the said system for fire prevention purposes for so long as Grantees, their heirs and assigns may maintain it. Any repairs, modifications, or alterations to the system as it currently exists shall be at the sole expense of Grantees, their heirs or assigns.

Being a portion of the property conveyed to Othal Smith, Jr. and wife Maureen H. Smith by Warranty Deed of Edward N. Simons and Henry A. Simons, dated August 14, 1980, and of record in Book 5637, Page 802, records of the Register's Office for Davidson County, Tennessee.

It is agreed and understood that this property is conveyed subject to a first mortgage Deed of Trust in favor of Edward N. Simons and Henry A. Simons, dated August 14, 1980, and of record in Book 5637, Page 802, records of the aforesaid Register's Office and a Codes Letter from the Metropolitan Government of Davidson, County, Tennessee in regard to signs that are currently erected upon the premises.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			165000.00- CO	
			429.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 438.50-	
5006A01/15/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

325473

IDENTIF. REFERENCE

JAN 15 1 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 802091