H20839

SEND TAX BILLS TO: A. Harrison Johnson, Jr.
12th Floor, 1st American Center
Nashville, Tennessee 37238

MAP-PARCEL NUMBERS: MAP 93-5-4 PARCEL 41

IDENTIF. REFERENCE
DEC 9 10 55 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
$665.00

BOOK 5975 PAGE 342

This instrument prepared by
Curtis S. Sprouse, Attorney

WARRANTY DEED

THIS INDENTURE made this 7th day of December, 1982, between THE UNIVERSITY OF TENNESSEE, a public educational corporation of The State of Tennessee, having its principal office in Knoxville, Knox County, Tennessee, Grantor, and A. HARRISON JOHNSON, JR., TRUSTEE, Grantee.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of SIX HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($665,000) in hand paid to it by Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises:

SITUATED in the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 165 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by W. W. Southgate, Surveyor, of record in Book 332, page 23, Register's Office for said County, and more particularly described as follows:

BEGINNING at the northeast corner of Broad Street and Ninth Avenue North, formerly McLemore Street; thence with the easterly margin of Ninth Avenue North, northerly 243 feet 5 1/2 inches, more or less, to the southerly margin of an alley; thence with said alley, easterly 76 feet 6 1/2 inches; thence southerly 164 feet 1 inch to the northerly line of the property conveyed to First American National Bank of Nashville by deed from The Condra Development Company of record in Book 2633, page 575, said Register's Office; thence with their northerly line, westerly 6 1/2 inches to their northwest corner; thence with their westerly line, southerly 80 feet, more or less, to the northerly margin of Broad Street; thence with said Street, westerly 74 feet 11 inches, more or less, to the BEGINNING.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000

A. Harrison Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Dec. 1982

Notary Public

12/09 1738.50- CHECK

4423

BEING part of the real property conveyed to the Book Agents of the Methodist Episcopal Church, South by deed from Elizabeth J. Edwards, dated September 17, 1900, filed September 18, 1900, of record in Book 253, page 211, said Register's Office.

BEING the real property conveyed to The University of Tennessee from the Book Agents of the Methodist Episcopal Church, South by deed dated July 30, 1957 and recorded in the Register's Office of Davidson County on November 5, 1957 in Book 2702, page 560.

With the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD the said premises to the Grantee, his successors and assigns forever with full power to bargain, sell, transfer, assign, lease, encumber, mortgage or otherwise deal with the property without joinder of any beneficiary. And the said Grantor, for itself and its successors and assigns, does hereby covenant with the said Grantee, his successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances, except those of record, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

And the said Grantor further conveys, transfers and assigns to the Grantee its rights and interests in and under an agreement dated August 15, 1914 between the Book Agents of the Methodist Episcopal Church, South and Christiana C. Leickhardt and Clara C. Leickhardt recorded in Book 475, page 564, Register's Office of Davidson County, and also its rights and interests in and under a deed from the Book Agents of the Methodist Episcopal Church, South to the Methodist Benevolent Association or the Methodist Benevolent and Fraternal Association recorded in Book 619, page 657 and Book 1357, page 146, Register's Office of Davidson County. Said rights and interests were acquired by Grantor in a deed dated July 30, 1957 between Book

Agents of the Methodist Episcopal Church, South and Grantor recorded in Book 2702, page 560, Register's Office of Davidson County. Further, the Grantor releases its claim to personal property, if any, which remains upon said premises.

IN WITNESS WHEREOF the Grantor has set its hand and seal the day and year first above written.

ATTEST: THE UNIVERSITY OF TENNESSEE

Secretary By: Vice-President

STATE OF TENNESSEE)
) ss
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, personally appeared Joseph E. Johnson, with whom I am personally acquainted, and who, under oath, acknowledged himself to be the Vice President of the University of Tennessee, the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 7th day of December, 1982.

Notary Public

My commission expires:
8-22-84

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

RECEIVED OF _____

FOR _____ BOOK 5975 PAGE 345

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
			665000.00-	CO
			1729.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 1738.50-
			4423A12/09/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 20839

IDENTIF. REFERENCE

DEC 9 10 55 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 914736