PREPARED BY:
LOWE WATKINS
WATKINS, McGUGIN, McNEILLY & ROWAN
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6005 PAGE 453

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Smith 1811 Broadway Nashville, Tennessee 37203	SAME	Map 93-10 Parcels 182, 186, 187, 188 and 199

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand Dollars ($340,000) cash in hand paid by MADISON SMITH, receipt of which is hereby acknowledged, MARYLAND REALTY COMPANY, a Tennessee corporation, has this day bargained and sold, and hereby transfers and conveys unto the said MADISON SMITH, the Grantees herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:

Being Lots Nos. 49 and 50 on the Map of the Wilson Springs Property, of record in Book "G", page 230, of the Chancery Court at Nashville. Said lots adjoin and front together 77 feet on the northerly side of Peabody Street and run back between lines, 123 feet on the west line of Lot 49 and 107 1/2 feet on the east line of Lot No. 50, along the westerly margin of an alley, to a dead line in the rear on which it measures 74 feet.

TRACT NO. 2:

Being Lots Nos. 51 and 52 on the Map of the Wilson Springs Property of record in Minute Book "G", page 230, of the Chancery Court at Nashville and described as follows: Beginning at the northwest corner of Sixth Avenue, South, formerly High Street, and Peabody, formerly McEwen Street, thence northerly with Sixth Avenue, South, 77 feet to a point, being the northeasterly corner of Lot No. 51; thence north 72 deg. 45 min. east 160.30 feet, more or less, to a point in an alley being the common corner of said Lot No. 51 and Lot No. 12 in the Resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", page 459, said Register's Office; thence in a southeast direction along the easterly margin of said alley 105.5 feet, more or less, to a point in the northerly margin of Peabody, formerly McEwen Street; thence in a northeasterly direction with the northerly margin of said Peabody Street 150 feet to the point of beginning, being the southeasterly corner of said Lot No. 52 at the intersection of Sixth Avenue, South and Peabody Street. For a detailed description of said two lots see the survey of T. R. Sanford dated August 12, 1958.

Tracts Nos. 1 and 2 are part of the property conveyed by Mary Greenlaw Coble, et vir. to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being a small triangular part from the southerly portion of Lot 12 in the resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", page 459, Register's Office of Davidson County, and being more particularly described as follows: Beginning at a point marked by a chiseled cross in concrete on the westerly margin of Sixth Avenue South, said point being the southeasterly corner of the said Lot No. 12 and marking the Norteasterly corner of Lot 24 of the Wilson Spring property as recorded in Book 14, page 344, Register's Office of Davidson County, and being also the northeasterly corner of Lot 51 of the Wilson Spring Addition as of record in Minute Book "G", page 230, Davidson County Chancery Court; thence along the westerly margin of Sixth Avenue South, north 27 deg. 30 min. west 27.65 feet to a

02/10 359.50 CHECK

6636

point, said point being located south 27 deg. 30 min. east 65.46 feet from an iron pipe marking the northeasterly corner of Lot 11, resubdivision of said Lot 49 of "Southfield"; thence south 62 deg. 49 min. west 157.74 feet to the southwesterly corner of Lot 12 and the northwesterly corner of said Lot 51 of the Wilson Spring Addition, said point being located south 27 deg. 26 min. east 65.46 feet from an iron bolt marking the northwest corner of said Lot 11; thence along the common line between said Lot 12 and said Lot 51 north 72 deg. 45 min. east 160.30 feet to the point of beginning, the whole containing 0.050 acres, more or less. Being part of the property conveyed by Mary Greenlaw Coble, et vir., to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:

Parcel A:

Being the northerly 22 feet of Lot No. 3 on the Wilson Spring Plan of lots, as of record in Book 14, page 344, Register's Office for said County.

Said northerly part of lot no. 3 fronts 22 feet, more or less, on the westerly side of 6th Avenue, South, formerly High Street and runs back between parallel lines 125 feet, more or less, to an alley.

Parcel B:

Being the southerly 22 feet of lot No. 4 on the Plan of the Wilson Springs Property, as of record in Book No. 14, page 344, Register's Office for said County.

Said southerly part of lot No. 4 fronts 22 feet on the westerly side of 6th Avenue South, formerly High Street, and runs back between parallel lines 126 feet, more or less, to an alley.

Said two parcels are part of the property conveyed by Mary Greenlaw Coble, et vir., to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Parcel C:

Land in Davidson County, Tennessee, being the north 11 feet of Lot No. 4 and the South 11 feet of Lot No. 3 on the Map of Wilson Spring Addition, of record in Book 14, page 344, Register's Office for said County.

Said parts of said lots adjoin and front together 22 feet on the west side of 6th Avenue South, formerly High Street, and run back between lines 125 feet more or less to an alley.

Being part of the property conveyed by Mary Greenlaw Coble, et vir. to Maryland Realty Company by deed of record in Book 3824, page 602, Register's Office for Davidson County, Tennessee.

Parcel D:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of the Wilson Spring Property, as of record in Book 14, page 344, Register's Office for said County.

Said Lots Nos. 1 and 2 fronts 33 feet each on the westerly side of 6th Avenue South, formerly High Street, and run back between parallel lines 120 feet to an alley, Lot No. 1 running back with the southerly margin of Peabody Street, formerly McEwen Street.

Being the same property conveyed to Maryland Realty Company by deed from Nettie Wilson Bolton and Minnie L. Howard, of record in Book 2812, page 442, Register's Office for said County.

Parcel E:

Being Lots Nos. 5 and 6 on the Wilson Spring Tract, as of record in Book 14, page 344, Register's Office for said County.

Said lots adjoin and front 66 feet on the west side of 6th Avenue South, and run back between parallel lines 130 feet more or less to an alley.

Being the same property conveyed to Maryland Realty Company, by deed from Louis Komisar, Sol Komisar, and Max Komisar, Co-Trustees, of record in Book 2798, page 611, Register's Office for said County.

Parcel F:

Being Lot No. 7 on the plan of Wilson Spring Property, as of record in Minute Book "C", page 510, Chancery Court for said County.

Said Lot No. 7 fronts 33 feet on the westerly side of 6th Avenue South, formerly High Street, and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Maryland Realty Company, by deed from Leon Gilbert, of record in Book 2809, page 346, Register's Office for said County.

INCLUDED in the above description, but EXCLUDED therefrom is the following tract of land:

Beginning on the west side of Sixth Avenue South at the common point of Lots 7 and 8 Wilson Springs Tract as of record in Plat Book 14, page 344, Register's Office for Davidson County, Tennessee; thence southwesterly with the common boundary of said two lots 133.10 feet to the center of an alley now closed, thence with the center of said alley in a northwesterly direction 15.67 feet to a point, thence North 64 deg. 54' East 132.22 feet, more or less, to the westerly margin of Sixth Avenue South, thence southeasterly with the west margin of Sixth Avenue South 15.64 feet to the point of beginning, containing 2153 square feet or .049 acres more or less, as shown on Boundary Survey December 11, 1974, by Michael V. Holmes Co., for Madison Smith of Lots 8 through 18 and 23 Wilson Springs Tract, Plat Book 14, page 344, said Register's Office.

Parcel G:

Commencing at a point in the center line of the alley now closed on the south side of Peabody Street, ten feet east of the northeasterly corner of Lot 23 Wilson Springs Tract, as of record in Plat Book 14, page 344, Register's Office for Davidson County, Tennessee, thence westerly with the southerly margin of Peabody Street a distance of 20 feet to a point, thence South 27 deg. 2' 56" east a distance of 215.52 feet more or less to a point in the center of said alley now closed, thence North 21 deg. 44' 1" west with the center line of said alley to the southerly margin of Peabody Street at the point of beginning, containing 2153 square feet or .049 acres more or less and being part of the said Lot 23, conveyed to Madison Smith by deed from Protective Insurance Agency, Inc. of record in Book 4918, page 554, said Register's Office and part of said alley, now closed. See boundary Survey by Michael V. Holmes Co., December 11, 1974, for Madison Smith of Lots 8 through 18 and 23 Wilson Springs Tract, Plat Book 14, page 344, said Register's Office.

Being the same property conveyed to Maryland Realty Company, by deed from Madison Smith, of record in Book 4959, page 941, Register's Office for said County.

TRACT NO. 5:

Land in Davidson County, Tennessee, being the south part of Lot No. 50 in Southfield Addition of Nashville, as of record in Book "N", page 459, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of 7th Avenue South, 195 feet south from the southeast corner of Shirley Street and Seventh Avenue South; thence with the east margin of Seventh Avenue South, southerly 78 feet to the southwest corner of said Lot No. 50; thence with the southerly boundary line of said Lot No. 50, eastwardly 178 1/2 feet to a point on the west margin of an alley; thence with the westerly margin of said alley, northerly 103 feet to a point; thence westwardly 161 1/2 feet to the point of beginning.

Being the same property conveyed to Maryland Realty Company, by deed from Mary Greenlaw Coble and husband, Neely B. Coble, of record in Book 4092, page 886, Register's Office for said County.

TRACT NO. 6:

Being a part of the "Wilson Spring Plan", beginning at a point on the northern line of McEwen (or Peabody) Street, which point is seventy-seven (77) feet westwardly from the northwest corner of said street and an alley; which is the first alley intersecting said street westwardly from the intersection of said McEwen (or Peabody) Street westwardly thirty (30) feet and running back between parallel lines, the eastern one of said lines being one hundred twenty-three (123) feet long and the western one of said lines being one hundred thirty-two (132) feet long, and being the "Third Tract" described in a deed from A. M. Loveman et als to A. M. Loveman et al. recorded November 30, 1935, in Book No. 980, pages 500-504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maryland Realty Company, by deed from Paul S. Cohn and wife, Lahela J. Cohn, of record in Book 4139, page 424, Register's Office for said County.

This conveyance includes such part of the alley running southwardly from Peabody Street towards Lafayette Street as may be owned by grantor.

This conveyance and the covenants and warranties herein are subject (1) to a Lease Agreement (the terms of which are known to the grantee herein) dated September 2, 1981, from Maryland Realty Company to Roberts Carrier Corporation of land and buildings located on Metro Map 93-10, Parcels #188 and 199 known as 425 6th Avenue South, Nashville, Davidson County, Tennessee, for a term expiring August 31, 1983, the rights of Maryland Realty Company in said Lease Agreement being hereby assigned to the grantee in this present deed, and (2) to easement for storm sewer of record in Book 3984, page 920, Register's Office for Davidson County, Tennessee, and (3) to easements, or claims of easements, not shown by the public records, and (4) to any existing sewers.

This is property partly located at Peabody Street and 6th Avenue South and partly at 7th Avenue South in Nashville, Tennessee, partly improved and partly not improved.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his heirs and assigns forever. We convenant 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 except as above stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons, except as above stated. Taxes for the year 1983 are assumed by the Grantee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $340,000.

Sam D. Hodges
AFFIANT

SUBSCRIBED AND SWORN to before me, this the 10th day of February, 1983.

Gene Jane Weston
NOTARY PUBLIC

My Commission Expires:
10/19/86

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 8 day of FEB., 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MARYLAND REALTY COMPANY

By: Neely Coble
Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared NEELY B. COBLE, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the MARYLAND REALTY COMPANY, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, 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 seal at office at Nashville, Tennessee, this 8th day of February 1983.

Notary Public

My Commission Expires:

10/12/86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

H 30607

IDENTIF. REFERENCE

FEB 10 4 05 PM '83

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6005 PAGE 458

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			340000.00- CO	
			884.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	899.50-
6636A02/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 30607

IDENTIF. REFERENCE

FEB 10 4 05 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 928819