THIS INSTRUMENT PREPARED BY:

Othal Smith, Jr., Esq.
SMITH & SMITH ATTORNEYS
808 Broadway
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 6682 PAGE 216

Address new owners as follows:	Send tax bills to:	Map Parcel
Othal Smith, Jr. and wife, Maureen H. Smith 808 Broadway Nashville, Tennessee 37203	Same	93-6-4 Par. 1

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND EIGHT HUNDRED SIXTY FIVE DOLLARS ($100,865.00), cash in hand paid, this day, the receipt of which is hereby acknowledged, we, the Tony & Susan Alamo Foundation, a non-profit California corporation and Music Square Church, Inc., a non-profit Tennessee corporation, both corporations acting through Tony Alamo, their duly authorized agent, have bargained and sold, and by these presents do transfer and convey unto Othal Smith, Jr. and wife, Maureen H. Smith, tenants by the entireties, Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee as follows:

Tract 1

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.

Tract 2

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located in Nashville on the easterly margin of Fourth Avenue North between Broadway and Commerce Street, being part of Lot No. 57 on the map of the Original Town of Nashville, not of record, and being more particularly described as follows;

Beginning at a point on the easterly margin of Fourth Avenue North, said point being 104.03 feet north of the northerly margin of Broadway;

Thence, with the margin of said Fourth Avenue North in a northerly direction 26.25 feet to a building joint;

Thence, leaving said margin in an easterly direction 40 feet, more or less.

Thence, southerly 5.92 feet, more or less;

Thence, easterly 0.54 feet, more or less;

Thence, southerly 20.33 feet, more or less, to a point in line with the south face of an interior wall;

Thence, in a westerly direction with the south fact of said wall 40.5 feet, more or less, to the point of beginning.

Containing 1,063 square feet or 0.02 acre, more or less.

Being the property conveyed to Grantors herein by deeds of record in Book 5700, Page 500; Book 5787, Page 472; Book 6193, Page 205; Book 6193, Page 207; Book 6201, Page 552; Book 6201, Page 556; Book 6234, Page 671; Book 6236, Page 316, records of the Register's Office for Davidson County, Tennessee.

Being also the property previously 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.

This is improved property, known as 324 Broadway (front and rear portions) Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES their (successors), heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good and lawful right to

convey it,and that the same is unencumbered, except as hereinabove set out.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real estate to said GRANTEES, their (successors) heirs and assigns, against the lawful claims of all persons.

THE GRANTING AGENT further covenants that he is an officer of both of the Grantor corporations and that as such officer acting under proper corporate authority he is conveying all of the right, title and interest of both corporations in and to the subject property by this warranty deed.

WITNESS my hand this 14th. day of October, 1985.

TONY AND SUSAN ALAMO FOUNDATION

BY: Tony Alamo
TONY ALAMO, PRESIDENT

ATTEST:
Frank Herrero
FRANK HERRERO, SECRETARY

BY: Stanley Levine
STANLEY LEVINE,
VICE-PRESIDENT

ATTEST:
Frank Herrero
FRANK HERRERO, SECRETARY

MUSIC SQUARE CHURCH, INC.

BY: Tony Alamo
TONY ALAMO, PRESIDENT

BY: Stanley Levine
STANLEY LEVINE,
VICE-PRESIDENT

44476

IDENTIFICATION REFERENCE

OCT 15 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TONY ALAMO, with whom I am personally acquainted and upon his oath acknowledged himself to be the President of the Tony and Susan Alamo Foundation and President of the Music Square Church, Inc., the within named bargainors, both of which are corporations, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporations by the said President as such President, and attesting the same by the said President as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of October, 1985.

Diane H. Stafford
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STANLEY LEVINE, with whom I am personally acquainted and upon his oath acknowledged himself to be the Vice-President of the Tony and Susan Alamo Foundation and Vice-President of the Music Square Church, Inc., the within named bargainors, both of which are corporations, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporations by the said Vice-President as such Vice-President, and attesting the same by the said Vice-President as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of October, 1985.

Diane H. Stafford
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $100,865.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 1985.

Diane H. Stafford
Notary Public

My Commission Expires: 4-19-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6682 PAGE 220

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100865.00- CAMT.	
			262.34 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	274.84-
6538A	10/15/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44476

IDENTIFICATION REFERENCE

OCT 15 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182019