BOOK 7080 PAGE 231

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 1986.

Notary Public

My Commission expires: July 12, 1988

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

NONE

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Service Merchandise Company, Inc. 1283 Murfreesboro Road P. O. Box 24600 Nashville, TN 37202	Same	Map 93-06-4 Parcels 26 & 28

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELLOUISE PERRY, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey, unto SERVICE MERCHANDISE COMPANY, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain improved real property situated in Nashville, Davidson County, State of Tennessee, on the south side of Broad Street and the west side of Third Avenue, South, described in two tracts as follows:

TRACT NO. 1:

Known as 305 Broad Street is situated on the South side of Broad Street, approximately 45 feet from the southwest corner of Broad Street and Third Avenue South, and has a frontage of 40 feet, more or less, on said South side of Broad Street and runs back between parallel lines, and parallel with the West boundary of the American National Bank property, appoximately 50 feet to a dead line.

TRACT NO. 2:

Known as 105-107 Third Avenue, South, is situated on the West side of Third Avenue, South, approximately 50 feet from the southwest corner of Broad Street and Third Avenue, South, and has a frontage of 50 feet, more or less, on said West side of Third

Avenue, South, and runs back between parallel lines and parallel with the South boundary of the American National Bank property and the South boundary of Tract No. 1 hereinabove, 80 feet, more or less, to a dead line.

Being the same property conveyed to J. L. Perry by deed from Caroline H. Prichitt, Executrix and individually, of record in Book 735, page 258, Register's Office for Davidson County, Tennessee, J. L. Perry having conveyed a one-half undivided interest to Mrs. Mamie L. Perry, of record in Book 1237, page 52, said Register's Office, the said Mrs. Mamie L. Perry having since died and subject property was devised to J. L. Perry, Sr. and J. L. Perry, Jr. By deed of record in Book 2436, page 9, Register's Office for Davidson County, Tennessee, J. L. Perry, Jr., conveyed his interest in subject property to J. L. Perry, Sr., the said J. L. Perry, Sr. having since died and his will of record in Book 113, page 42, Probate Court Clerk's Office, devised subject property to Ellouise Perry, and also by Confirmation of widow's election and quitclaim deed of record in Book 4940, page 480, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and I do covenant with the Grantee that I am lawfully seized and possessed of said real property in fee simple, have a good right to convey it, and the same is unencumbered except for 1986 Metro property taxes, which have been assumed by Grantee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In making this conveyance, it is the intent of the Grantor to transfer and convey her entire ownership interest in those parcels known as 305 Broad Street and 105-107 Third Avenue, South, whether or not the legal descriptions thereof as hereinabove set out accurately describe her entire ownership interest in each parcel, said two parcels being adjoining and together containing a three-story building with full basement.

Further, the Grantor declares that J. L. Perry, J. L. Perry, Sr. and Jesse L. Perry, Sr. were all and one the same person, he being her deceased husband.

WITNESS my hand this 23rd day of December, 1986.

Ellouise Perry

ELLOUISE PERRY

FELIX Z. WISDOM, REGISTER
DAVIDSON COUNTY, TN
DEC 23 3 50 PM '86

IDENTIFICATION REFERENCE

76218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellouise Perry, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1986.

Barbara J. Walton
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: July 17, 1988

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

RECEIVED OF _____

FOR _____

BOOK 7080 PAGE 266

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

40 [illegible] CASH
20.00 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 26.50-
08[illegible]/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7621 8

IDENTIFICATION REFERENCE

Dec 23 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26517