Box 28
DC

THIS INSTRUMENT PREPARED BY CLAUDIA C. BONNYMAN, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 21st day of October, A. D. 1991, between CLAUDIA C. BONNYMAN, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and LAURENCE M. PAPEL, TRUSTEE, party of the second part,

WITNESSETH, that by a decree of said Court, in the cause of ROBERT A. MILLER, ET AL, Plaintiffs and MUSIC SQUARE CHURCH, INC., ET AL, Defendants, Rule No. 90-1618-I, and entered on page 494 of Minute Book 288, the said Clerk and Master did on the 11th day of July, 1991, sell at public auction the real estate hereinafter described to the said LAURENCE M. PAPEL, TRUSTEE for NINETY FIVE THOUSAND DOLLARS AND NO CENTS ($95,000.00), as appears from the report of said Clerk and Master, made in said cause and entered on page 305 of Minute Book 291, and the said consideration having been paid as required by the decree of said Court confirming said report,

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, the said CLAUDIA C. BONNYMAN, as such Clerk and Master, does hereby transfer and convey to the said LAURENCE M. PAPEL, TRUSTEE and to his successors and assigns forever, subject to the provisions hereinafter set out, said tracts or parcels of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

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 face of said wall 40.5 feet,

more or less, to the point of beginning, containing 1,063 square feet or 0.02 acres, more or less.

Being part of the property conveyed to Music Square Church by warranty deed from Othal Smith, Jr. and wife, Maureen H. Smith, of record in Book 6948, page 81, Register's Office for Davidson County, Tennessee.

AND

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 part of the same property conveyed to Music Square Church, Inc., by warranty deed from Othal Smith,Jr. and wife, Maureen H. Smith, of record in Book 6948, page 81, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said LAURENCE M. PAPEL, TRUSTEE and to his successors and assigns forever,

THIS CONVEYANCE is subject to all prior liens and encumbrances.

THIS CONVEYANCE is subject to the decree of aforesaid becoming final without modification or change.

IN WITNESS WHEREOF, the said CLAUDIA C. BONNYMAN, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Claudia C Bonnyman
CLERK AND MASTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jana Herrera, a Notary Public in and for said County and State, the within named CLAUDIA C. BONNYMAN, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 21st day of October, 1991.

JANA HERRERA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jana
NOTARY PUBLIC

My Commission expires May 20, 1992.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Laurence M. Papel, Trustee

Subscribed and sworn to before me, this 23rd day of October, 1991.

Carol O. Robb
Notary Public

My Commission Expires: 5/28/95

CAROL O. ROBB NOTARY PUBLIC DAVIDSON COUNTY, TENN.

5655 11/05 0101 03CHECK 546.50

IDENTIFICATION REFERENCE

5.9.7.6.5.

FILED FOR RECORD
NOV 5 1 52 PM '91
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 8479 PAGE 671

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 9.00
TOTAL 546.50
CHECK 546.50

11/05/91 01 13:54 0001 6655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 9. 7. 6. 5.

IDENTIFICATION REFERENCE

Nov 5 1 52 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 473800