Davidson County DEEDQC
Recvd: 12/01/06 15:29 16 pgs
Fees:82.00 Taxes:0.00
20061201-0148722

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
HSD Holding, LLC 612 10th Avenue North, Nashville, TN 37203	same	093-01-0-034.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, FRANKLIN BUILDERS SUPPLY COMPANY, INC. by these presents does hereby quitclaim and convey unto HSD HOLDING, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the property described on Exhibit A attached hereto, being all that property contained in Map Parcel Number 093-01-0-034.00.

The source of this description is the prior deeds of record.

Being the same property conveyed to grantor by deeds of record in Book 4005, page 628; Book 3218, page 561; Book 1286, Page 615; Book 1730, page 577; Book 2481, page 536; Book 1850, page 549; Book 2035, page 331; Book 1816, page 449; Book 2277, page 355, Register's Office of Davidson County, Tennessee.

This is improved property known as 612 10th Avenue North, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of November, 2006.

FRANKLIN BUILDERS SUPPLY COMPANY, INC.

By: _____
Name: H. Rhodes Hart
Title: C.E.O.

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, H. Rodes Hart, the CEO of Franklin Builders Supply Company, Inc., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained and is authorized by the corporation to execute this instrument on behalf of the corporation, in his/her capacity as the CEO of the corporation.

WITNESS my hand, at office, this 30th day of November, 2006.

Carol A. Woods
Notary Public

My Commission Expires January 23, 2010
My Commission Expires: _____

CAROL A. WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

H. Rodes Hart
Affiant

Subscribed and sworn to before me
this 30th day of November, 2006.

Carol A. Woods
Notary Public

My Commission Expires:
My Commission Expires January 23, 2010
_____

CAROL A. WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A
(page 1 of 14)

Prepared by J. J. Ryan, L&N RR Co.
908 W. Broadway, Louisville, Ky.

BOOK 1005 PAGE 828

WARRANTY AND QUIT-CLAIM DEED

Address New Owner as follows: Send tax bill to: Map-Parcel No.

Franklin Builders Supply Company Same Map 93-1

612 10th Avenue North Par. # 0
(Street address) (Street address)

Nashville, Tennessee
(City) (State) (P.O.Zone) (City) (State) (Zone)

FOR AND IN CONSIDERATION of the sum of Five Hundred Dollars ($500.00) cash in hand paid by FRANKLIN BUILDERS SUPPLY COMPANY, a Tennessee corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto the said Grantee, its successors or assigns, a tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the northwest line of Jo Johnson Avenue, said point being two hundred fifty (250) feet measured northeastwardly along said northwest line of Jo Johnson Avenue from a point in the northeast line of 10th Avenue North, said point being in the southwest corner of Lot 1 of Belinda Stone's Plan of Lots; thence northwestwardly along the southwest line of Lot #1 a distance of twenty three (23) feet, more or less, to a point, said point being sixty (60) feet measured westwardly along a radial line from a point in the center line of the southbound main track of the Louisville Division, formerly Main Stem Second Division of the railroad of the Grantor, said point also being in the south corner of Parcel #1 of the conveyance by the Grantor to the Grantee herein by deed dated May 19, 1950; thence northwardly along the east line of said Parcel #1 conveyed by the Grantor to the Grantee, sixty (60) feet westwardly from and parallel to said center line of southbound main track a distance of one hundred thirty four (134) feet, more or less, to a point in the southeast line of a sixteen (16) foot alley;

Exhibit A
(page 2 of 14)

thence northeastwardly along said southeast line of sixteen foot alley a distance of sixteen (16) feet, more or less, to a point, said point being forty eight (48) feet measured westwardly along a radial line from a point in said center line of southbound main track; thence southwardly along a line forty eight (48) feet westwardly from and parallel to said center line of southbound main track a distance of one hundred sixty (160) feet, more or less, to a point in said northwest line of Jo Johnson Avenue; thence southwestwardly along said northwest line of Jo Johnson Avenue a distance of four (4) feet, more or less, to the point of beginning, containing eighteen hundred ten (1810) square feet, more or less, and being a part of the same property conveyed to the Grantor by J.C.Mulvihill and wife by deed dated January 21, 1897, recorded in Book #214, Page 363, and by R. H. Newsom by deed dated June 6, 1872, recorded in Book #47, Page 335, both in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns, forever, in fee simple, with covenant of General Warranty.

And, the Grantor does hereby release, remise, and forever quit-claim unto the said Grantee, all its right, title and interest in and to a tract of land adjoining the above described tract or parcel of land, and being more particularly described as follows:

Beginning at a point in the southeast line of said sixteen (16) foot alley, said point being in the northwest corner of the above described tract of land; thence northwestwardly along a line at right angles to said southeast line of sixteen foot alley a distance of eight (8) feet to a point in the center line of said alley; thence northeastwardly along said center line of alley a distance of twenty three (23) feet, more or less, to a point, said point being forty eight (48) feet measured westwardly along a radial line from a point in said center line of southbound main track; thence southwardly along a line forty eight (48) feet westwardly from and parallel to said center line of southbound main track a

Exhibit A
(page 3 of 14)

distance of ten (10) feet, more or less, to a point in the southeast line of said alley, said point also being in the northeast corner of the above described tract of land; thence southwestwardly along the southeast line of said sixteen foot alley and the north line of the above described tract of land a distance of sixteen (16) feet, more or less, to the point of beginning, containing one hundred fifty seven (157) square feet, more or less, and being a part of the same property acquired by the Grantor from the City of Nashville by Ordinance dated March 19, 1907, recorded in Law Book #4, Page 142, City of Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 25th day of March, 1966.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By W. H. Kendall
President

C. Hayden Edwards
Secretary

STATE OF KENTUCKY)
)
JEFFERSON COUNTY)

Personally appeared before me, Virginia Stevenson, a Notary Public in and for said State and County, W. H. Kendall and C. Hayden Edwards, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary, respectively, of the Louisville and Nashville Railroad Company, a corporation, the within named bargainor, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation thereto by W. H. Kendall as President and attesting the same by C. Hayden Edwards as Secretary, and affixing the corporate seal thereto.

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 25, 1967

My commission expires

Witness my hand and official seal at Louisville, Jefferson County, Kentucky, on this 25th day of March, 1966.

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 25, 1967

Virginia Stevenson
Notary Public, Jefferson County, Kentucky.

EXHIBIT A PAGE 4 OF 14)

BK 3218

For and in consideration of the sum of $ONE & no/100---------- DOLLARS

cash in hand paid by the Franklin Builders Supply Co., a corporation, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, I, A. B. Rodes

have bargained and sold, and by these presents do transfer and convey unto the said Franklin Builders Supply Co., a Corporation, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 19 of Belinda Stone's Plan, Lying west of line30 feet, more or less, west of and parallel to center line of the present main track of the main stem of the Louisville and Nashville Railroad Company. Being the same property conveyed to A. B. Rodes by deed of the Franklin Limestone Company of record in Book M 72, Page 18, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Builders Supply Company, a corporation its heirs and assigns, forever.

And I do covenant with the said Franklin Builders Supply Company that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And ____ do further covenant and bind ____ heirs and representatives, to warrant and forever defend the title to the said land to the said ____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 1949

A. B. Rodes

Mrs. Sara Puryear Rodes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M. Young Jr., a Notary Public in and for said County and State, the within named, A. B. Rodes, and Mrs. Sara Puryear Rodes the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1949

My Commission Expires July 15, 1952

John M. Young Jr.
Notary Public

Pd. by Franklin Builders Supply Co

WARRANTY DEED
From A. B. Rodes
To Franklin Builders Supply Co
Dated 2-10-49

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of FEB A.D. 1949 at 1:45 o'clock P.M.
Noted in Book ____ Page ____
Recorded in Book 2340 Page 440
Recording Fee ____
JAMES P. WILSON, Register
By ____

Published by TENNESSEE TITLE COMPANY NASHVILLE, TENNESSEE

Home Office LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

PG 561

EXHIBIT A (PAGE 3 OF 19)

614 NUMBER 3642) RECORDED SEPT. 26, 1945.
FRED POSTIN WHITE ET AL TO A.E.UMBLE ET UX.

Book No. 1286

For and in consideration of the sum of - - - SIX THOUSAND & NO/100 - - - - - [$6,000.00] - - DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

WE, FRED POSTIN WHITE, MARK HUTCHINS WHITE, III, AND JACK POINDEXTER WHITE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.E. UMBLE AND WIFE, VIRGINIA E.UMBLE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.1 ON THE MAP OF THE SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 36, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.1 FRONTS 73.7 FEET ON THE EASTERLY SIDE OF 14TH STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF FRANKLIN AVENUE, 150 FEET TO AN ALLEY.

AND BEING THE SAME PROPERTY DEVISED TO FRED POSTIN WHITE, MARK HUTCHINS WHITE, III, AND JACK POINDEXTER WHITE, EACH ONE-THIRD UNDIVIDED INTEREST, AS DEVISEES UNDER THE WILL OF CECIA JOYCE WHITE, DECEASED AS OF RECORD IN WILL BOOK 60, PAGE 313, COUNTY COURT.

To Have and to Hold the said land or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said A.E.UMBLE AND WIFE, VIRGINIA E.UMBLE, THEIR heirs and assigns, forever, and WE A.E.UMBLE AND WIFE, VIRGINIA E.UMBLE do covenant with the said lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, THAT WE ARE

And WE FRED POSTIN WHITE, MARK HUTCHINS WHITE, III, AND JACK POINDEXTER WHITE PURSELVES, OUR further covenant and bind A.E.UMBLE AND WIFE, VIRGINIA E.UMBLE, THEIR heirs and assigns, to warrant and forever defend the title to said land to the said against the lawful claims of all persons whomsoever. Witness OUR hands this 6TH day of SEPTEMBER, 1945

FRED POSTIN WHITE
MARK HUTCHINS WHITE III
JACK POINDEXTER WHITE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE W.BOYD, a Notary Public in and for said County and State, the within-named JACK POINDEXTER WHITE the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And ____, wife of the said ____, having appeared before me privately and apart from ____ husband, the said acknowledged the execution of the said instrument to have been done by ____ freely, voluntarily, and understandingly, without compulsion or constraint from ____ said husband ____ and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of SEPTEMBER, 1945.

Commission Expires 3 day of APRIL 1948 (Seal.) MATTIE W.BOYD, Notary Public.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, ROBERT F.FINKE, A NOTARY PUBLIC DO HEREBY CERTIFY THAT FRED POSTIN WHITE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF SEPTEMBER, A.D.,1945.
MY COMMISSION EXPIRES JUNE 27,1947. (SEAL) ROBERT F.FINKE, NOTARY PUBLIC

STATE OF WISCONSIN } SS
COUNTY }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF SEPTEMBER, 1945 THE ABOVE NAMED MARK HUTCHINS WHITE III, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

(SEAL) ROGER W. GUNNERSON
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 9, 1946.

$6.60.
SEPT. 21 1945 AT 8:55 P M

NUMBER 34795 RECORDED SEPTEMBER 17, 1945
FRANKLIN LIMESTONE COMPANY TO FRANKLIN BUILDERS SUPPLY CO.

615

Book No. 1286

For and in consideration of the sum of TWENTY THOUSAND FOUR HUNDRED NINETY FIVE & 09/100(20,495.09) DOLLARS CASH IN HAND PAID BY THE FRANKLIN BUILDERS SUPPLY COMPANY, A CORPORATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; THE FRANKLIN LIMESTONE COMPANY, A CORPORATION, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRANKLIN BUILDERS SUPPLY COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TRACT NO. 1: BEING PART OF LOT NO. 145 ON THE MCNAIRY MANSION HOME TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERN MARGIN OF TENTH AVENUE NORTH(FORMERLY BELLEVILLE STREET) AT THE SOUTHERN MARGIN OF CRAWFORD STREET (FORMERLY RUNNERS STREET); THENCE EASTWARDLY ALONG THE SOUTHERN MARGIN OF CRAWFORD STREET 150 FEET MORE OR LESS TO THE WEST LINE OF THE HIGH LOT; THENCE AT RIGHT ANGLES SOUTHERLY 66 2/3 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY 150 FEET MORE OR LESS TO THE EASTERN MARGIN OF SAID TENTH AVENUE NORTH; THENCE NORTHERLY ALONG THE EASTERN MARGIN OF TENTH AVENUE NORTH 66 2/3 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO THE FRANKLIN LIMESTONE COMPANY BY DEED FROM GEORGE W. HUTCHISON AND WIFE, OF RECORD IN BOOK 636, PAGE 225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TRACT NO. 2: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF TENTH AVENUE NORTH (FORMERLY BELLEVILLE STREET) AND CRAWFORD STREET, SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF LOT NO. 146 IN THE JUDGE JOHN MCNAIRY'S MANSION HOUSE TRACT, A PLAN OF WHICH IS RECORDED IN THE FRONT REAR LEAF OF BOOK 9 AT THE REGISTER'S OFFICE FOR SAID STATE AND COUNTY; THENCE EXTENDING IN AN EASTERLY DIRECTION, WITH THE NORTH MARGIN OF CRAWFORD STREET, 150 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION, AT RIGHT ANGLES TO CRAWFORD STREET, 34.86 FEET TO A POINT WHICH IS TEN (10) FEET SOUTH OF THE CENTER LINE OF THE R.R. TRACT, FORMERLY THE MAIN TRACT OF THE NASHVILLE AND NORTHWESTERN RAILROAD, IF MEASURED AT RIGHT ANGLES THERETO; THENCE IN A NORTHEASTERLY DIRECTION, WITH A LINE SOUTH OF, PARALLEL TO AND 10 FEET DISTANT FROM THE CENTER LINE OF THE ASHWOOD TRACK, IF MEASURED AT RIGHT ANGLES THERETO, 451.2 FEET TO A POINT ON THE EASTERN MARGIN OF TENTH AVENUE NORTH; THENCE IN A SOUTHERLY DIRECTION, WITH THE EAST MARGIN OF TENTH AVENUE NORTH, 137.25 FEET TO THE POINT OF BEGINNING, CONTAINING 45,089 SQUARE FEET.
BEING THE SAME PROPERTY CONVEYED TO THE FRANKLIN LIMESTONE COMPANY BY DEED OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY, OF RECORD IN BOOK NO. 739, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said land or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FRANKLIN BUILDERS SUPPLY COMPANY, ITS SUCCESSORS and assigns, forever, and WE FRANKLIN BUILDERS SUPPLY COMPANY DOES WARRANT with the said lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, that IT IS EXCEPT TAXES FOR 1945 WHICH ARE ASSUMED BY THE GRANTEE.

And THE FRANKLIN LIMESTONE COMPANY, A CORPORATION, DOES ITSELF, ITS SUCCESSORS further covenant and bind FRANKLIN BUILDERS SUPPLY COMPANY, ITS SUCCESSORS, Assets and representatives, to warrant and forever defend the title to said land to the said against the lawful claims of all persons whomsoever. Witness ITS hand, this 7TH day of SEPTEMBER, 1945

FRANKLIN LIMESTONE COMPANY
BY: H. E. RODES, PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ____, a Notary Public in and for said County and State, the within-named ____ the bargainor, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

And ____, wife of the said ____, having appeared before me privately and apart from ____ husband, ____ the said acknowledged the execution of the said instrument to have been done by ____ freely, voluntarily, and understandingly, without compulsion or constraint from ____ said husband ____ and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of ____, 19__.

Commission Expires ____ day of ____, 19__. (Seal.) ____ Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, F. I. MORGAN, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED H. E. RODES, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE FRANKLIN LIMESTONE COMPANY THE WITHIN NAMED BARGAINOR, A CORPORATION, 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 CORPORATION BY THE SAID H. E. RODES AS SUCH PRESIDENT.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT NASHVILLE, TENNESSEE ON THIS THE 15 DAY OF SEPTEMBER, 1945.

(SEAL) F. I. MORGAN,
NOTARY PUBLIC

MY COMMISSION SEPIRES APRI 3, 1947

RECEIVED SEPTEMBER 15, 1945 AT 9:36 A.M. - USAS $22.55 - DO

EXHIBIT A STAGE 6 OF 19

K 1730

For and in consideration of the sum of $ ONE & no/100---------- DOLLARS

cash in hand paid by the Franklin Builders Supply Co., a corporation, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, I, H. E. Rodes,

have bargained and sold, and by these presents do transfer and convey unto the said Franklin Builders Supply Company, a corporation its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 20 of Belinda Stone's Plan, lying west of line 30 feet more or less, west of and parallel to center line of the present main track of the main stem of the Louisville and Nashville Railroad Company. Being the same property conveyed to H. E. Rodes by deed of the Franklin Limestone Company of record in Book 677, Page 61, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Builders Supply Company, a corporation its heirs and assigns, forever.

And I do covenant with the said Franklin Builders Supply Company that I am lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And

do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 1949

H. E. Rodes

Mrs Mary Battle Rodes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M. Young Jr., a Notary Public in and for said County and State, the within named H. E. Rodes, and Mrs. Mary Battle Rodes with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1949

My Commission Expires July 15, 1952

John M. Young Jr.
Notary Public

690335

WARRANTY DEED

FROM H. E. Rodes

TO Franklin Builders Supply Co.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of Feb 1949 at 2:30 o'clock P.M.
Noted in Book 1210 Page 577
Recorded in Book 1210 Page 577
Recording Fee $1.50
FELIX Z. WILSON, Register
By M. M. D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 577

EXHIBIT A (PAGE 1 OF 14)

K 2481



WHEREAS, the undersigned, A. B. HODES, MRS. PATTI HODES HART and FIRST AMERICAN NATIONAL BANK OF NASHVILLE, as Trustees under an Agreement dated December 15, 1941, with Henry E. Hodes (hereinafter referred to as the "Trustees"), have received this date a conveyance from FRANKLIN BUILDERS SUPPLY COMPANY, a Tennessee corporation, of certain land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the plan of Douglas-Levine Subdivision of Madison, Tennessee as of record in Book 547, page 41, Register's Office for said county, in consideration of the exchange of the property hereinafter described.

NOW, THEREFORE, in consideration of the premises and of good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Trustees have bargained and sold and by these presents do hereby grant, transfer and convey unto said Franklin Builders Supply Company, a Tennessee corporation, the following described property:

Land in Davidson County, Tennessee, being parts of lots Nos. 122 and 123 on the plan of McNairy's Mansion House Tract, as of record on the front fly leaf of book 9, Register's Office for said County, described together as follows:

Beginning at a point on the northerly margin of Jo Johnston Avenue, formerly Line Street, at the northeast corner of said Jo Johnston Avenue and 10th Avenue North, formerly Belleville Street; thence with the easterly margin of said 10th Avenue North, northwardly 210-1/3 feet, more or less, to the southwest corner of a part of lot No. 123 conveyed to The Franklin Builders Supply Company by deed from The Franklin Limestone Company, of record in Book 1220, page 215, said Register's Office; thence with the southern boundary line of said Franklin Builders Supply Company's property, eastwardly 150 feet, more or less, to their southeast corner; thence with the eastern boundary line of said Franklin Builders Supply Company's property, northwardly 66-2/3 feet to the southerly margin of Crawford Street; thence with the southerly margin of said Crawford Street eastwardly 95 feet, more or

G 536

EXHIBIT A (PAGE 8 of 14)

K 2481

less, to the northwest corner of lot No. 23 on the plan of the Belinda Stone property conveyed to The Franklin Builders Supply Company, by deed from The Louisville and Nashville Railroad Company, of record in book 1850, page 549, said Register's Office; thence with the western boundary line of said property, southwardly 284 feet, more or less, to the northerly margin of said Jo Johnston Avenue; thence with the northerly margin of said Jo Johnston Avenue, westwardly 255 feet, more or less, to the beginning.

Being the same property heretofore conveyed to A. B. Rodes et al, Trustees, by deed from Franklin Builders Supply Company, dated July 26, 1954, recorded in Book 2293, page 150, in the Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Franklin Builders Supply Company, a corporation, its successors and assigns forever.

And the Trustees do covenant to and with said Franklin Builders Supply Company that the Trustees are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered and said Trustees do further covenant and bind themselves, their successors in trust and assigns, to warrant and forever defend the title to said land to the said Franklin Builders Supply Company, a corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

EXECUTED this 31 day of October, 1955.

A. B. RODES

MRS. PATTIE RODES HART

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By V.P.

Trustees under Agreement dated December 15, 1941, Between Henry S. Rodes and said Trustees.

-2-

G 537

1850

104615

JUN 10 1950

JNO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.

STATE TAX $
PROBATE
$

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Two Thousand Dollars ($2,000.00) cash in hand paid by FRANKLIN BUILDERS SUPPLY COMPANY, a corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, the LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, three parcels of land lying on the west side of the center line of southbound main track of the Louisville Division, formerly the Main Atem, Second Division of the railroad of the Grantor, in the City of Nashville, Davidson County, State of Tennessee, more particularly described as follows:

Parcel #1. Being part of Lots 1 and 2, Belinda Stone's Plan of Lots. Commencing at a point where the northwest line of Jo.Johnson Avenue intersects the northeast line of 10th Avenue, North; thence in a northeasterly direction along the northwest line of Jo. Johnson Avenue a distance of two hundred fifty (250) feet to a point in the southwest line of Lot 1 of Belinda Stone's Plan of Lots; thence in a northwesterly direction along said southwest line of Lot 1, a distance of twenty three (23) feet, more or less, to the point of beginning of this description, said point being sixty (60) feet westwardly along a radial line from a point in said center line of southbound main track; thence in a northerly direction along a line sixty (60) feet westwardly from and parallel to said center line of southbound main track a distance of one hundred thirty four (134) feet, more or less, to a point in the southeast line of an alley; thence in a southwesterly direction along said southeast line of alley a distance of seventy two (72) feet, more or less, to a point in said southwest line of Lot 1; thence in a southeasterly direction along said southwest line of Lot 1 a distance of one hundred twelve (112) feet, more or less, to the point of beginning, containing three thousand six

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hundred twenty five (3,625) square feet, more or less, and being a part of the same property conveyed to the Grantor by J.C.Mulvihill and wife by deed dated Jan. 21, 1897, recorded in Book No. 214, page 363, and by R. H. Newsom by deed dated June 6, 1872, recorded in Book No. 47, page 335, both in the Register's Office, Davidson County, Tenn.

Parcel #2. Being all of Lot 23 and the west half of Lot 22, Belinda Stone's Plan of Lots. Beginning at a point in the southeast line of Crawford Street, said point also being in the southwest line of Lot 23, Belinda Stone's Plan of Lots, said beginning point being two hundred fifty (250) feet northeastwardly measured along said southeast line of Crawford Street from a point in the northeast line of 10th Avenue, North; thence in a northeasterly direction along said southeast line of Crawford Street a distance of sixty four (64) feet, more or less, to a point; thence in a southeasterly direction a distance of one hundred thirty five (135) feet, more or less, to a point in the northwest line of an alley; thence in a southwesterly direction along said northwest line of alley a distance of sixty four (64) feet, more or less, to a point in said southwest line of Lot 23; thence in a northwesterly direction along said southwest line of Lot 23 a distance of one hundred thirty five (135) feet, more or less, to the point of beginning, containing eight thousand six hundred forty (8,640) square feet, more or less, and being a part of the same property conveyed to the Grantor by J. C. Mulvihill and wife, by deed dated Jan. 21, 1897, recorded in Book No. 214, page 363, in the Register's office, Davidson County, Tennessee.

Parcel #3. Being part of Lots 17 and 18, Belinda Stone's Plan of Lots. Beginning at a point in the southeast line of Crawford Street, said point also being in the southwest line of Lot 18, Belinda Stone's Plan of Lots, said beginning point being four hundred nineteen (419) feet northeastwardly measured along said southeast line of Crawford Street from a point in the northeast line of 10th Avenue, North; thence in a northeasterly direction along said southeast line of Crawford Stre t a distance of fifty eight (58) feet, more or less, to a point, said point being sixty (60) feet westwardly along a radial line from a point in said center line of southbound main track; thence in a southerly direction along a line sixty (60) feet westwardly from and parallel to said center line of southbound main track a distance of seventy three (73) feet, more or less, to a point in said southwest line of Lot 18; thence in a northwesterly direction along said southwest line of Lot 18 a distance of forty six (46) feet, more or less, to the point of beginning, containing thirteen hundred (1300) square feet,

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more or less, and being a part of the same property conveyed to the Grantor by G. W. Vanderschott, by deed dated June 6, 1872, recorded in Book No. 47, page 337, and by White Marshall, by deed dated June 1, 1872, recorded in Book No. 47, page 214, both in the Register's office, Davidson County, Tennessee.

The Nashville, Chattanooga & St. Louis Railway joins in this deed for the sole and only purpose of conveying to the Grantee, insofar as same affects the property herein conveyed, all of its right, title and interest in and to an easement acquired by the Nashville & Northwestern Railroad Company, to which the Nashville, Chattanooga & St.Louis Railway is the legal successor.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, its successors and assigns forever, with covenant of General Warranty.

IN WITNESS WHEREOF, the Louisville and Nashville Railroad Company has caused these presents to be duly executed, and its corporate name to be signed hereto by J. E. Milford, its Executive Vice President, and its corporate seal to be affixed and attested by M. C. Brander, its Secretary, and the said Nashville, Chattanooga & St.Louis Railway has caused these presents to be duly executed, and its corporate name to be signed hereto by W. S. Hackworth, President, and its corporate seal to be affixed and attested by C. A. Clarkson, its Secretary, this 19th day of May, 1950.

Attest: LOUISVILLE AND NASHVILLE RAILROAD COMPANY

M. C. Brander
Secretary

By J. E. Milford
Executive Vice President

Attest: THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY

C. A. Clarkson
Secretary

By W. S. Hackworth
President



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DEED

For and in consideration of the sum of One ($1.00) Dollar and other good and valuable considerations to be paid by Franklin Builders Supply Company, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, I, the undersigned A. B. Rodes, have bargained and sold, and by these presents do transfer and convey unto the said Franklin Builders Supply Company, Inc., its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 21 and the North half of Lot No. 22 on the Map of the Belinda Stone Plan of Lots, not of record and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, as follows:
Beginning at a point in the easterly margin of Crawford Street at the corner of Lots Nos. 20 and 21, said point being 120 feet more or less south of the right-of-way line of the Louisville & Nashville Railroad where the south line of the same intersects the easterly margin of Crawford Street; thence with the line between said lots easterly 115 feet more or less to the southwest margin of the right-of-way of said railroad; thence with the margin of the same southeasterly 23 feet to the intersection of the west line of an alley, said point being 15 feet more or less north of the corner of Lots Nos. 21 and 22; thence with the margin of said alley, southerly 30 feet to a point; thence westerly 133 feet to the easterly margin of Crawford Street; thence with the margin of the same, northerly 45 feet to the beginning. Being the same property conveyed to Phillip Rice by deed from Dallas Winbourn, of record in Book 58, page 469, of the Register's Office for said County. And being the same property conveyed to A. B. Rodes by deed of James E. Covington, Clerk and Master, dated January 29, 1952, in accordance with decree entered in the Chancery Court of Davidson County, Tennessee, of record in Minute Book 56, Page 491, said deed being of record in Book 2035, Page 497, Register's Office for said Davidson County.

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...NO D... ...sum of the sum of Five Hundred Fifty Dollars ($550.00), cash in hand paid, the receipt whereof is hereby acknowledged, The Nashville,Chattanooga & St.Louis Railway, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto Franklin Builders Supply Company, a Tennessee corporation, its successors and assigns, a certain lot or parcel of land in the City of Nashville, Davidson County,Tennessee, more particularly described as follows:

Beginning at the southeast corner of a parcel of land conveyed to Franklin Limestone Company by The Nashville,Chattanooga & St.Louis Railway by deed dated November 16,1928, in the north boundary of Crawford Street, the same being 450 feet east of the east boundary of Fifth Avenue North; thence east with the said north boundary of Crawford Street, 155 feet, more or less, to a point 60 feet distant northeasterly from the centerline of the Louisville & Nashville Railroad Company's southbound main track; thence northeasterly on a line parallel with and at all points 60 feet distant from the said centerline of main track, 55 feet, more or less, to a point which is distant southwardly 10 feet from the centerline of the Grantor's rye track; thence westwardly on a line south of, parallel with and at all points 10 feet distant from said centerline of rye track 154 feet, more or less, to the northeast corner of the said parcel of land conveyed to Franklin Limestone Company by deed dated November 16,1928; thence southeastwardly with the east boundary of said conveyance of November 16,1928, 24.25 feet to the point of beginning, and being a part of the same property conveyed by S.M.Murphrey to The N.C.& St.L.Railway by deed dated July 1st 1897.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Franklin Builders Supply Company, its successors and assigns, forever. And The Nashville,Chattanooga & St.Louis Railway does covenant with the said Franklin Builders Supply Company that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unincumbered save by the General Mortgage of The Nashville,Chattanooga & St.Louis Railway in favor of the United States Trust Company of New York,Trustee, dated February 1st 1928, and not out in full in Book 825, pages 1-30 inclusive,Register's Office for Davidson County,Tennessee. And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said property herein conveyed to the said Franklin Builders Supply Company, its successors and assigns, against the lawful claims of all persons whomsoever, and specifically to protect and hold harmless the said Franklin Builders Supply Company, its successors and assigns, from any damage account of said lien of said General Mortgage.

IN TESTIMONY WHEREOF, The Nashville,Chattanooga & St.Louis Railway has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1st day of May ,1930.

ATTEST: THE NASHVILLE,CHATTANOOGA & ST.LOUIS RAILWAY

T.A.Clarkson
Secretary

By W.E.Hackworth
President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:

Before me, Judy O. Stevenson, a Notary Public, in and for the State and County aforesaid, personally appeared W.E.Hackworth and T.A.Clarkson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the President and Secretary, of The Nashville,Chattanooga & St. Louis Railway, the within named Grantor, a corporation, and W.E.Hackworth acknowledged that, as such President, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President, and the said T.A.Clarkson acknowledged that under the power vested in him by the Corporation, as Secretary, he attested the foregoing instrument and affixed the corporate seal thereto.

Witness my hand and official seal at office in Nashville,Tennessee, this 1st day of May ,1930.

Judy O. Stevenson
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE.

My commission expires July 17 1931

99903

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAY
at 3:31 o'clock P.M.
Recorded in Book 3 Page 2
Recorded Fee $
JAMES P. WILSON, Register
By Deputy

May 1 - 1930

K 449

K 2277

18579

7/10/53

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAY
Recorded in Book

FOR AND IN CONSIDERATION OF the sum of Twenty Thousand ($20,000.00) Dollars, to be paid as hereinafter provided we, Anna Brett Rich, individually and as Executrix of the estate of Stanley L. Rich, deceased; Carrie R. Rich, individually, as Executrix and Trustee of the Estate of Amy Rich, deceased, and as Executrix and Trustee of the Estate of Celia Rich, deceased; Joe U. G. Rich and wife, Charlotte B. Rich; Dewid S. Morse as Executor and Trustee under the will of Herman L. Rich, deceased; William Martin; Rose Breyer Martin, individually, as Executrix of the Estate of Stella Rich, deceased, as Executrix and Trustee of the Estate of Amy Rich, deceased, as Executrix of the Estate of Thrsea Rich Breyer, deceased, as Executrix and Trustee of the Estate of Celia Rich, deceased, as Trustee under the will of Herman L. Rich, deceased, and as Attorney-in-Fact for William R. Breyer, Adolph H. Breyer and wife, Martha P. Breyer, Amy L. Breyer Jordon and husband Edwin R. Jordon, Lucy Breyer Kay and husband Albert Kay, Julius Breyer, Bernard R. Breyer and wife, Mary Ann Breyer, pursuant to authority granted to her by written powers of attorney recorded in Book _____, Pages _____ of the Register's Office of Davidson County, Tennessee; being devisees and heirs at law of William Rich and Bernard Rich, deceased, have bargained and sold and do by these presents transfer and convey unto Franklin Builders' Supply Company, its successors and assigns all right, title and interest which we or either of us have in and to the following described real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 122 and 123 on the plan of McNairy's Mansion House Tract, as of record on the front fly leaf of book 9, Register's Office for said County, described together as follows: Beginning at a point on the northerly margin of Jo Johnston Avenue, formerly Line Street, at the northeast corner of said Jo Johnston Avenue and 10th Avenue North, formerly Bellevills Street; thence with the easterly margin of said 10th Avenue North, northwardly 210-1/3 feet, more or less, to the southwest corner of a part of lot No. 123 conveyed to The Franklin Builders Supply Company by deed from The Franklin Limestone Company, of record in book 1286, page 615, said Register's Office; thence with the southern boundary line of said Franklin Builders Supply Company's property, eastwardly 160 feet, more or less, to their southeast corner; thence with the eastern boundary line of said Franklin Builders Supply Company's property, northwardly 66-2/3 feet to the southerly margin of Crawford Street; thence with the southerly margin of said Crawford Street eastwardly 95 feet, more or less, to the northwest corner of lot No. 23 on the plan of the Belvida Stone property conveyed to The Franklin Builders Supply Company, by deed from The Louisville and Nashville Railroad Company, of record in book 1850, page 549, said Register's Office; thence with the western boundary line of said property, southwardly 284 feet, more or less, to the northerly margin of said Jo Johnston Avenue; thence with the northerly margin of said Jo Johnston Avenue, westwardly 255 feet, more or less, to the beginning.

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