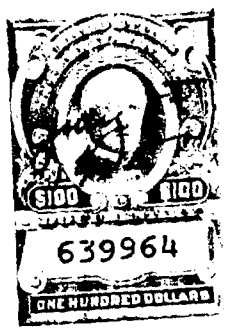
Tax Parcels Nos. 11D-2905 & 11D-2865. Mail tax notices to Chemical Securities Company, 233 Green Hills Office Building, Nashville, Tennessee.

MAP 51-04
PAR. 60 MS

BOOK 3908 PAGE 3

This deed prepared by James A. Vance Jr., Atty.
700 Cumberland First Bldg.,
Nashville, Tenn.



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Madison Square Shopping Center, Inc., a corporation, has bargained and sold and by these presents does hereby transfer and convey unto Chemical Securities Company, a Delaware corporation licensed to do business in the State of Tennessee, its successors and assigns, a certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows, to-wit:

Two tracts of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. I

Being parts of Lots Nos. 4 and 5 on the Plan of E. Goodrich, deceased, as of record in Minute Book "G", page 413 of the County Court for said County and described together as follows:

Beginning at an iron pin on the westerly margin of the Gallatin Pike, at the southeast corner of the property conveyed to the Madison Presbyterian Church by deed of record in Book 47, page 186, Register's Office for said County; thence with the westerly margin of said Pike, with a curve, southwestwardly 203.0 feet; thence continuing with the westerly margin of said Pike, south 31° 00' 59" west 425.30 feet to the beginning of another curve; thence around said curve, southeastwardly 445 feet; thence continuing with the westerly margin of said Pike, south 22° 06' 59" west 325.67 feet, said point being the southeasterly corner of the land in question and in the common line of this tract and the lands of Ray E. Garrett and wife, as recently established by deeds of record in Book 3576, page 301, and in Book 3574, page 339, said Register's Office; thence along said Garrett's northerly line, and partly along the center line of Gibson Creek, as follows: North 72° 39' 01" west 32.82 feet; north 22° 05' 59" east 2.14 feet; north 68° 03' 11" west 112.72 feet; thence south 22° 05' 59" west 11.22 feet; thence north 71° 30' 15.23" west 333.57 feet to a point in McClanahan's line; thence with McClanahan's line, north 20° 05' 59" east 20.7 feet to a point; north 31° 20' 59" east 5.71 feet to a point; thence north 58° 35' 19" west 389.28 feet to a point; thence continuing said line north 58° 35' 19" west 104.27 feet to a point in the center line of the northbound main track of the Louisville and Nashville Railroad; thence with said center line north 14° 56' 59" east 1,062.29 feet, more or less, to a point; thence leaving said right-of-way and

proceeding south 89° 0' east 103.04 feet to an iron pin in what was formerly Woodruff's corner, now owned by Davidson County Board of Education, as shown by deed of record in Book 1031, page 153, said Register's Office; thence continuing said line along the line of said Board of Education property and along the line of land conveyed to Anderson by deed in Book 350, page 230, said Register's Office, south 89° 0' east 839.54 feet to a point at the northwest corner of the tract conveyed to Trustees of Madison Presbyterian Church by deed from Madison Square Shopping Center, Inc., as of record in Book 2855, page 344, said Register's Office; thence along said Church's line and along the line of the land that was conveyed to Madison Square Shopping Center, Inc.,by deed from the Trustees of the Madison Presbyterian Church, as of record in Book 2855, page 350, said Register's Office, south 24° 40' 41.74" east 202.7 feet to a point and continuing with the line of said Church property, south 88° 57' 23" east 198.06 feet to the point of beginning, containing 31.8 acres more or less, which acre calculation is to the centerline of said Railroad right-of-way, no part of which is herein included.

TRACT NO. II

Being a 50 foot private roadway connecting Tract No. 1 hereinabove described with the south margin of Madison Street and shown on the survey dated May 14, 1965, by James A. Hamilton, Jr., Engineer, as follows:

Beginning at an iron pin in the north line of Tract No. 1 hereinabove described, which pin is south 89° east from the easterly margin of the right-of-way of the L. & N. Railroad, being in the southwest terminus of said Drive; thence along the west margin of said Drive, north 10° 52' east 840.9 feet to a point inthe south margin of Madison Street opposite the approximate center of Douglas Street where the same intersects the north margin of Madison Street; thence along the south margin of Madison Street, south 87° east 50.38 feet to an iron pin, a corner of the lands of Metropolitan Government Board of Education; thence along the line of said Metropolitan Government Property, south 10° 52' west 839.11 feet to a point in the north line of Tract No. 1 above described; thence with the line of said Tract No. 1, north 89° west 50.75 feet to the point of beginning.

Being the same property conveyed to Madison Square Shopping Center, Inc., by deed from E. E. Patterson, et al, Trustees of Madison Presbyterian Church, as of record in Book 2855, page 350, by two deeds from E. L. McLallen, Jr., et al, as of record in Book 2292, page 171 and in Book 2497, page 365, by deed from Ray E. Garrett and wife, as of record in Book 3576, page 301, by deed from Ray Rosser, unmarried, as of record in Book 3709, page 37 and by deed from Metropolitan Board of Education, as of record in Book 3856, page 267, as re-recorded in Book 3859, page 132, said Register's Office.

This conveyance of said property is made expressly subject to the following:

(i) State and County taxes for the year 1965, which have been prorated and the payment of which is assumed by the Grantee.

(ii) A Deed of Trust from Grantor to E. P. Carrier, Trustee, securing a note dated October 23, 1963 in favor of The National Life and Accident Insurance Company, the payment of the balance of which note is expressly assumed by the Grantee by its acceptance of this conveyance, said Deed of Trust being of record in Book 3659, page 289, said Register's Office.

(iii) The rights of various tenants in possession of buildings or portions of buildings situated upon said premises under lease with Grantor, all right, title and interest in said leases having been assigned by the Grantor to the Grantee simultaneously herewith.

(iv) An easement granted to Davidson County, Tennessee for sanitary sewer and storm drainage, as of record in Book 3339, page 337, said Register's Office.

(v) Such rights as may be held by Louisville and Nashville Railroad Company along the westerly boundary of said property.

This is improved property and is known as Gallatin Pike, South, Madison, Tennessee. Future tax statements should be sent to Chemical Securities Company, 4108 Hillsboro Road, Nashville, 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 Chemical Securities Company, its successors and assigns, forever.

And Grantor does covenant with the said Chemical Securities 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 unencumbered except as hereinabove set out.

And Madison Square Shopping Center, Inc. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Chemical Securities

Company, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Madison Square Shopping Center, Inc. has caused its name to be signed hereto by its duly authorized officers on this the 17th day of June, 1965.

MADISON SQUARE SHOPPING CENTER, INC.

By W H McLallen
Vice President

J A McLallen
Assistant Secretary

PROVINCE OF BRITISH COLUMBIA, CANADA

COUNTY OF VANCOUVER

Before me, Hugh Cathers Murray, a Notary Public of the Province and County aforesaid, personally appeared W. H. McLallen and J. A. McLallen, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be the Vice President and Assistant Secretary respectively of the Madison Square Shopping Center, Inc., the within named bargainor, a corporation, and that W. H. McLallen as such Vice President, and J. A. McLallen as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary respectively.

Witness my hand and seal, at office in Vancouver, Canada this 17th day of June, 1965.

H.C. Murray
Notary Public

My commission expires for life

Notary Public in and for the Province of British Columbia, Canada

STATE TAX $6,750.00
PROBATE .50
TOTAL $6,750.50

JUL 1 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 1 - 1965
C T

WARRANTY DEED

MADISON SQUARE SHOPPING
CENTER, INC.

To

CHEMICAL SECURITIES COMPANY

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

G. 179067

87204

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 1 11 25 AM '65

RECORDING FEE $ 3.25

DEP. REG.

BOULT, HUNT, CUMMINGS & CONNERS
ATTORNEYS AT LAW
NASHVILLE, TENNESSEE 37201