#190

BOOK 4247 PAGE 162

Address New Owner and
Send Tax Bills To:

Life and Casualty Insurance Company
of Tennessee
Life and Casualty Tower
Nashville, Tennessee 37219

Map - Parcel Numbers

Map 93-6-1
Pac. 89
PW

JUN 28 MISC A* 7.50 * 7.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars cash and other valuable considerations to it in hand paid by Life Insurance Company of Tennessee, the receipt of all of which is hereby acknowledged, LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said LIFE INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation, its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1: Being part of lot No. 66 on the plan of the Original Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, August 31, 1954, as follows:

Beginning on the southerly margin of Church Street at the northwest corner of the property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Oscar F. Noel, et al, Trustees of the Noel Estate, of record in book 1035, page 474, Register's Office for said County, the northeast corner of the property conveyed to The Crescent Amusement Company by deed from George Peabody College for Teachers, of record in book 1431, page 319, said Register's Office, and the northeast corner of the present building located on said property; thence with the southerly margin of Church Street, eastwardly 130.5 feet to the southwest corner of said Church Street and Fourth Avenue North; thence with said Fourth Avenue, southwardly 131.7 feet to the northeast corner of the property conveyed to Life and Casualty Insurance Company of Tennessee by deed from J. D. Hutton, et al, of record in book 635, page 379, said Register's Office; thence with the northerly line of the last mentioned property, westwardly 118.49 feet to the western terminus of what was formerly an alley, known as Alley No. 53 on the records of the City of Nashville, but which is now closed; thence with the western line of said closed alley, northwardly 11.92 feet to the northern

THIS INSTRUMENT WAS
PREPARED BY:

Alfred E Abbey
LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE

terminus of an alley shown on the records of said City of Nashville as Alley No. 66, said point being the northeasterly corner of Parcel 2 hereinafter described; thence with the northern terminus of said Alley No. 66, westwardly 12 feet to the westerly line of the property conveyed to said Life and Casualty Insurance Company of Tennessee, the easterly line of said property conveyed to The Crescent Amusement Company; thence with said line, northwardly 119.13 feet to the beginning.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by, and by reason of, deeds from J. D. Hutton, et al, of record in book 635, page 379; from Sarah C. Berry of record in book 1118, page 624; from Frank A. Berry, et al, of record in book 1129, page 339; from Mary C. Hubbard of record in book 1153, page 206; from Mary B. Cole, et al, of record in book 1149, page 363; from Oscar F. Noel and John H. Noel, Jr., Trustees, of record in book 1035, page 474; from Allen Dobson and wife, of record in book 1109, page 325, and from George Peabody College for Teachers, of record in book 1247, page 177, said Register's Office; part of said property as an alley being closed by the City of Nashville, Ordinance No. 1627, passed November 23, 1942 and approved November 27, 1942.

PARCEL 2: The air space at and above a horizontal plane 15 feet above the surface of certain real estate in Davidson County, Tennessee, being a part of lot No. 66 on the plan of the Original Town of Nashville, not of record, with the right, at any time and from time to time, to construct, maintain, repair, operate and rebuild a structure or structures in said air space, said property being described as follows:

Said part of lot No. 66 is the northeast corner of an alley known as City Alley No. 66 on the records of the City of Nashville, and is more particularly described as follows: Beginning at a point 6.696 feet east of the southwest corner of property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Oscar F. Noel, et al, Trustees, of record in book 1035, page 474, Register's Office for said County, and east of the easterly line of property conveyed to The Crescent Amusement Company by deed from George Peabody College for Teachers, of record in book 1431, page 319, said Register's Office; thence northeastwardly, with the north line of said alley and the south line of said Life and Casualty lot, 5.3041 feet to the northeast corner of said alley, corner to Parcel 1 hereinabove described; thence with the easterly margin of said alley, southwardly 5.24 feet to a point; thence northwestwardly 7.46 feet to the beginning, containing 13.896 square feet.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by virtue of above deeds and by deed from The Crescent Amusement Company, of record in book 2332, page 119, Register's Office for said County; and said northeast corner of City Alley No. 66 being closed by the City of Nashville Ordinance No. 54-443, passed January 4, 1955 and

approved January 7, 1955.

SUBJECT to a permanent right of way and easement given by Life and Casualty Insurance Company of Tennessee to the City of Nashville by Deed of Easement dated May 21, 1957, for the purpose of constructing and maintaining a public street and highway over and across a portion of the above land, described according to a survey made by Z. J. Wilkinson, Surveyor, dated May 17, 1957, as follows:

> Beginning at a point in the south margin of Church Street 88 feet easterly from the northwest corner of lot of Life and Casualty Insurance Company of Tennessee and the northeast corner of lot of Crescent Amusement Company, and from said beginning point following line of the curb of radius 42.5 feet through an angle 80 degrees and 31 minutes a distance of 59.72 feet to the point of intersection with the east line of the Life and Casualty Insurance Company of Tennessee lot and the west line of Fourth Avenue, North, and thence with the east line of Life and Casualty Insurance Company of Tennessee lot northerly 35.5 feet to the northeast corner of Life and Casualty Insurance Company of Tennessee lot, said point being southwest corner of intersection of Fourth Avenue, North and Church Street, and thence with the southerly line of Church Street westerly 42.5 feet to a point of beginning, said tract containing 388.5 square feet.

This is improved property, known as the Life and Casualty Tower, 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 Life Insurance Company of Tennessee, its successors and assigns, forever.

AND said Life and Casualty Insurance Company of Tennessee does covenant with the said Life Insurance Company of Tennessee 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.

AND said Life and Casualty Insurance Company of Tennessee does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Life Insurance Company of Tennessee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Life and Casualty Insurance Company of Tennessee has caused its name to be signed hereto by

its duly authorized officers this 29th day of December, 1967.

LIFE AND CASUALTY INSURANCE
COMPANY OF TENNESSEE

By Clark H Hutton Jr
Vice President

Attest:
Price F. Carney
Secretary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Charles H. Anderson, a Notary Public in and for the County and State aforesaid, personally appeared Clark H. Hutton, Jr., and Price F. Carney, with whom I am personally acquainted, and who upon oath acknowledged themselves to be Vice-President and Secretary of Life and Casualty Insurance Company of Tennessee, the within named bargainor, a corporation, and that they as such Vice-President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Clark H. Hutton, Jr., as Vice-President, and attesting the same by Price F. Carney as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of December, 1967.

Charles H Anderson
Notary Public at Large for
the State of Tennessee

My commission expires
April 18, 1970.

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

BOOK 4247 PAGE 166

I hereby swear as agent of the grantee named in the foregoing instrument that the said instrument was made pursuant to a plan of reorganization and that the conveyance therein made is part of the transfer of substantially all of the assets in the State of Tennessee of Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, to Life Insurance Company of Tennessee, a Tennessee corporation, the same then being a wholly-owned subsidiary of said Life and Casualty Insurance Company of Tennessee, and as such is exempt (as provided for in the Acts of 1968, Chapter 483, Section 3) from the privilege tax imposed on the recording of transfers of realty.

Alfred E. Abbey, Attorney
Affiant

Subscribed and sworn to before me,
this the 26th day of June, 1968.

Notary Public

My Comm. Exp. MY COMMISSION EXPIRES: AUGUST 1, 1971

A 0 3 4 1 1

IDENTIF. REFERENCE

JUN 28 2 18 PM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.