#293

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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
Par. 56-49
PW

JUN28 MISC

WARRANTY DEED

A* 9.00 * 9.00

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 that tract of land known for many years as Maxwell House Property or Maxwell House Hotel Property, being a part of Lot No. 65 on the Original Town of Nashville, not of record, described according to a survey thereof made December 6, 1962, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point at the northwest intersection of the right-of-way of Church Street and Fourth Avenue North; thence with the westerly margin of Fourth Avenue North, northeasterly 183.167 feet to a point at the southeasterly corner of the property that was conveyed to G. S. Alford by deed from Sidney Averbuch and wife, et al, of record in book 1762, page 206, Register's Office for Davidson County, Tennessee; thence along Alford's southerly line, southwesterly 172.5 feet to a point in the east margin of Overton Alley, known as City Alley No. 65; thence with the easterly margin of said Alley, southeasterly 183.167 feet to an iron bolt set in the north right-of-way of Church Street; thence with the right-of-way of Church Street, northeasterly 173.0417 feet to the point of beginning.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Miller Kimbrough, Trustee, of record in book 3918, page 912, Register's Office for said County.

THIS INSTRUMENT WAS
PREPARED BY:

Alfred E Abbey
LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE

PARCEL 2: Being Lots 7, 8, 9 and 10 on the Map of CANTRELL'S SUBDIVISION OF PART OF LOT NO. 77 ORIGINAL PLAN OF NASHVILLE, of record in Book 21, page 101, Register's Office for said County, and part of a 10 foot alleyway or Court lying east of Lots No. 7 and 8 and west of Lots No. 9 and 10, all described together as follows:

Beginning at the northeast intersection of the first alley north of Church Street and Fifth Avenue, North, formerly Summer Street, being the southwest corner of Lot No. 7; thence with the easterly margin of Fifth Avenue, North, northerly 45 feet 9 inches more or less to the center line of a party wall; thence with the center line of said party wall, easterly 100 feet to a point at the northwest terminus of said 10 foot alleyway or Court and continuing easterly along the north terminus of said alleyway or Court, and along the north line of Lot No. 9, 71.5 feet to a point in the west margin of Overton Alley, which is shown on said Plan to be 20 feet wide; thence with the west margin of Overton Alley, southerly 45 feet 9 inches more or less to a point in the north margin of the first alley hereinabove mentioned; thence with the margin of same, westerly 171.5 feet more or less to the point of beginning.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Harry Olshine, et al, of record in book 3925, page 703, Register's Office for said County; part of said property as an alley being closed by the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 65-598, passed August 17, 1965 and approved August 23, 1965, of record in Book 3927, page 969, said Register's Office.

PARCEL 3: Being part of lot No. 77 on the Plan of the Original Town of Nashville, described as follows:

Beginning in the easterly margin of Fifth Avenue North, formerly Summer Street, at a point 192 feet and 5 inches northerly from the northerly margin of Church, formerly Spring Street, said point being the southwesterly corner of part of lot No. 77 conveyed by J. D. B. DeBow, Executor to B. F. Cornelius by deed of record in book 274, page 380, of the Register's Office for said County, said point being opposite the center of the hall and stairway located in the center of the double store house erected on the 42 feet of ground conveyed to W. L. Nichol by Wm. Nichol by deed of record in book 58, page 302, of said Register's Office, which hall and stairway is to remain for the joint use of this and the adjoining property formerly owned by B. F. Cornelius; thence southerly, with the easterly margin of said Fifth Avenue North, 21 feet 8-1/2 inches, more or less, to the center of the partition wall between the building on this property and that situated on lot No. 8 of the Cantrell property, the plan thereof being of record

in book 21, page 101 of said Register's Office; thence at right angles to said Fifth Avenue easterly and with the center of said wall 100 feet; thence at right angles northerly 8-1/2 inches to the northeast corner of said wall; thence at right angles easterly 71 feet 5 inches, more or less, to Overton Alley; thence at right angles northerly with the westerly line of Overton Alley, 21 feet; and thence at right angles westerly and along what was formerly Cornelius' southerly line 171 feet 5 inches, more or less, to the beginning.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Mary Parmer Evans, et al, of record in book 3949, page 658, Register's Office for said County.

PARCEL 4: The easements, rights and licenses to construct buildings and other improvements over, and to construct driveways, buildings and other improvements under, a portion of an alley, known as Overton Alley, lying between the above described Parcel 1 on its easterly side and the above described Parcels 2 and 3 on its westerly side, said easements, rights and licenses being more particularly described as follows:

(a) To construct buildings and other improvements over Overton Alley, commencing in Overton Alley 125 feet northwesterly of the northerly right-of-way of Church Street at its point of intersection with Overton Alley, and running thence northwesterly over Overton Alley a distance of 58 feet, the base or lowest point of such building and other improvements to be not less than 16 feet above the surface of Overton Alley at all points over which these easements, rights and licenses are granted, so that there will be a minimum clearance of such buildings and other improvements above Overton Alley of 16 feet at all points.

(b) To construct driveways, walkways, buildings and other improvements under Overton Alley, commencing in Overton Alley 125 feet northwesterly of the northerly right-of-way of Church Street at its point of intersection with Overton Alley, and running thence northwesterly under Overton Alley a distance of 68 feet.

(c) To construct, as part of the building and other improvements to be erected on the property now owned by Life and Casualty Insurance Company of Tennessee on the easterly side of Overton Alley, fins and decorations projecting not more than 18 inches from the building over Overton Alley commencing at a point not less than 30 feet above the surface of the alley.

Being the same easements, rights and licenses granted to Life and Casualty Insurance Company of Tennessee by the Metropolitan Government of Nashville and Davidson County by Bill No. 65-682 passed December 7, 1965 and approved December 9, 1965, and SUBJECT TO all the terms, conditions and restrictions of said Bill No. 65-682.

This is improved property, known as The Third National Bank Building, 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 K Hutton Jr
Vice President

Attest:
Price J. Carney
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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]

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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

FELIX Z. MASSETT REGISTER
DAVIDSON COUNTY, TENN.
JUN 20 2 20 PM '68

IDENTIF. REFERENCE

A 0 3 4 1 5