This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

WARRANTY LAND DEED

BOOK 4358 PAGE 208

Address New Owner (s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Arthur W. Viner et al
220 East 42nd Street
New York, New York

Same as New Owner

Map 120-1 Pat. 133 M.C.

WHEREAS, by agreement, I. R. SCHULMAN, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiaries, has agreed to convey to ARTHUR W. VINER, PAUL P. SWETT, JR., and MILES L. COLEAN, as TRUSTEES under Declaration of Trust dated as of January 15, 1969, establishing SECOND ICM REALTY, a business trust, the lands, exclusive of improvements located thereon under an agreement whereby the said Arthur W. Viner, Paul P. Swett, Jr., and Miles L. Colean, as Trustees under Declaration of Trust dated as of January 15, 1969, establishing Second ICM Realty, a business trust, agrees to lease said premises, exclusive of improvements located thereon, to The Williamsburg Corporation.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of FOUR HUNDRED THOUSAND AND NO/100 ($400,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I. R. SCHULMAN, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiaries, has bargained and sold, and by these presents does transfer and convey unto the said ARTHUR W.VINER, PAUL P. SWETT, JR., and MILES L. COLEAN, as TRUSTEES under Declaration of Trust dated as of January, 1969, establishing SECOND ICM REALTY, a business trust, their successors and assigns, a certain tract or parcel of land, exclusive of improvements, in Davidson County, Tennessee, described as follows, to-wit:

STATE OF TENNESSEE) The actual consideration or value whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $400,000.00.
Subscribed and sworn to before me, this the ___ day of August, 1969.

Affiant

Commission Expires: 4/25/71

Notary Public

All of that certain plot, piece or parcel of land, situated, lying and being in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, Inc., dated February 1, 1968, as follows:

Beginning at an existing iron pin in the northerly margin of Vultee Boulevard, said pin being 295 feet westerly from the southwest corner of Miro Meadows Subdivision as of record in Plat Book 1424, page 95, Register's Office for Davidson County; thence with the northerly margin of Vultee Boulevard, North 81° 20' West a distance of 198.9 feet to an existing iron pin; thence North 3° 57' West a distance of 644.7 feet to an existing iron pin; thence North 88° 30' East a distance of 516.8 feet to an iron pin by Turner Engineering Company; thence South 2° 54' West a distance of 180.06 feet to an existing concrete monument and continuing on a total distance of 502.4 feet to an existing iron pin; thence South 0° 56' West a distance of 230.0 feet to the point of beginning, and containing 9.27 acres, more or less.

Being the same property conveyed to I. R. Schulman, Trustee, by deed from The Williamsburg Corporation, of record in book 4342, page 626, Register's Office for said County.

The Grantor herein reserves the title to the improvements located on said land as of the date of this conveyance, which shall be held by the tenant under the terms of a lease agreement dated the 8th day of August, 1969, by and between Arthur W. Viner, Paul P. Swett, Jr., and Miles L. Colean, as Trustees under Declaration of Trust dated as of January 15, 1969, establishing Second ICM Realty, a business trust, as Landlord, and The Williamsburg Corporation as Tenant, subject to the terms and conditions of said lease and such improvements and all improvements hereafter erected or located on said land shall remain the property of the tenant under said lease, subject, however, to the terms and conditions thereof.

This is unimproved property known as _____ Vultee Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, exclusive of the improvements located thereon, which shall be held as hereinabove set forth, to the said ARTHUR W.

VINER, PAUL P. SWETT, JR., and MILES L. COLEAN, as TRUSTEES under Declaration of Trust dated as of January 15, 1969, establishing SECOND ICM REALTY, a business trust, their successors and assigns, forever.

And the said I. R. Schulman, as Trustee, does covenant with the said Arthur W. Viner, Paul P. Swett, Jr., and Miles L. Colean, as Trustees under Declaration of Trust dated as of January 15, 1969, establishing Second ICM Realty, a business trust, that he, as Trustee, is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except by Deed of Trust of record in book 4213, page 683, Register's Office for Davidson County, Tennessee, easements of record and taxes for the year 1969, subject to which this conveyance is executed.

I. R. Schulman, Trustee, does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land, exclusive of improvements, to the said Arthur W. Viner, Paul P. Swett, Jr., and Miles L. Colean, as Trustees under Declaration of Trust dated as of January 15, 1969, establishing Second ICM Realty, a business trust, their successors against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of August, 1969, at Nashville, Tennessee.

I. R. Schulman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Wayne McKay, a Notary Public in and for said County and State, the within named I. R. Schulman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 1969.

W. Wayne McKay
Notary Public

Commission Expires:

4/25/71

BOOK 4358 PAGE 211

EDWARDS, SCHULMAN, McCARLEY,
HOLLINS & PRIDE
900 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

A 5 1 1 2 2

IDENTIF. REFERENCE

AUG 18 11 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 CONV * 400,000.00
AUG 18 S'TAX A* 1,040.00
AUG 18 PB'FEE A* .50
AUG 18 W'DEED A* 4.50 * 1,045.00