WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
The National Life and Accident Insurance Company National Life Center (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	SAME (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	Map 93-9 Parcel 308-309

FOR AND IN CONSIDERATION of the sum of ..... ---------- TEN and No/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, James I. Vance Berry

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $115,000.00. Affiant Thomas C. Swift (attorney for grantee)
Subscribed and sworn to before me this 29th day of January, 1971

Deputy Register W. W. Williams

has *this day bargained and sold, and do hereby transfer and convey unto the said* The National Life and Accident Insurance Company, a Tennessee Corporation, its ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beginning at an iron pin in the south right-of-way of Pearl Street, said iron pin being N 61° 26' E, 48.4± feet from the centerline of the northbound main track of the Louisville and Nashville Railroad Company;

Thence, N 61° 26' E, 10.00 feet with the south right-of-way of Pearl Street to an iron pin, the beginning of a curve to the right;

Thence, S 77° 21' 30" E, 23.72 feet with the chord or a curve to right and the south right-of-way of Pearl Street, said curve having a radius of 18.00 feet, and a central angle of 82° 25', a length of 25.89 feet, to an iron pin in the west right-of-way of 10th Circle, North, said iron pin being witnessed by a brass cap in the westerly curb line of 10th Circle, North, at N 53° 51' E, 9.47 feet;

Thence, S 36° 09' E, 229.14 feet with the westerly right-of-way of 10th Circle, North, to an iron pin, said iron pin being witnessed by a brass cap in the westerly curb line of 10th Circle, North, at N 53° 51' E, 9.67 feet; said iron pin also being a northerly corner of Parcel L-1 of the subdivision of the Capitol Hill Redevelopment Project of record in Plat Book 2663, Pages 120 and 121; the conveyance of Parcel L-1 by The Nashville Housing Authority to National Life and Accident Insurance Company being recorded in Deed Book 2855, Page 226, R.O.D.C.; the lease of Parcel L-1, by the National Life and Accident Insurance Company to Esso Standard Oil Company being recorded in Deed Book 2967, Page 401, R.O.D.C.;

Thence, S 53° 51' W, 100.41 feet with a northerly line of Parcel L-1 to an iron pin;

Thence, S 27° 11' E, 130.00 feet with a westerly line of Parcel L-1, to an inner corner.

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

Thence, S 62° 12' W, 33.00 feet with a westerly line of Parcel L-1 to an iron pin;

Thence, S 27° 11' E, 64.27 feet to an iron pin in the northerly right-of-way of Charlotte Avenue as widened;

Thence, S 58° 36' W, 21.48 feet with the northerly right-of-way of Charlotte Avenue to an iron pin, said iron pin being N 58° 36' E, 56.4± feet from the centerline of the northbound main track of the Louisville and Nashville Railroad;

Thence, N 30° 24' W, 62.13 feet to an iron pin, said iron pin being 51.7± feet easterly from the centerline of the northbound main track of the Louisville and Nashville Railroad;

Thence, N 18° 03' W, 116.64 feet to an iron pin said iron pin being 60.1± feet easterly from the centerline of the northbound main track of the Louisville and Nashville Railroad;

Thence, N 9° 18' W, 253.34 feet to an iron pin;

Thence, N 32° 20' W, 35.00 feet to an iron pin, the point of beginning.

Containing 25,801± square feet or 0.59± acres.

There is conveyed by this instrument, but without warranty, a 20 foot perpetual easement over and across the following described parcel which adjoins the west line of the premises above described:

Beginning at an iron pin in the south right-of-way of Pearl Street, said iron pin being N 61° 26' E, 48.4± feet from the centerline of the northbound main track of the Louisville and Nashville Railroad Company;

Thence, S 32° 20' E, 35.00 feet to an iron pin;

Thence, S 9° 18' E, 253.34 feet to an iron pin;

Thence, S 18° 03' E, 116.64 feet to an iron pin;

Thence, S 30° 24' E, 62.13 feet to an iron pin in the northerly right-of-way of Charlotte Avenue as widened;

Thence, S 58° 36' W, 20.00 feet with the northerly right-of-way of Charlotte Avenue, as widened to a point, said point being, N 58° 36' E, 36.4± feet from the centerline of the northbound main track of the Louisville and Nashville Railroad Company;

Thence, with the westerly line of said 20-foot easement, the following calls:

N 30° 24' W, 64.64 feet to a point;

N 18° 03' W, 120.33 feet to a point;

N 9° 18' W, 250.79 feet to a point;

N 32° 20' W, 32.24 feet to a point in the south right of way of Pearl Street;

Thence, N 61° 26' E, 20.04 feet with the south right-of-way of Pearl Street to the point of beginning.

Containing 9,350± square feet or 0.21± acres.

Being the same property conveyed to the grantor by deed from Louisville & Nashville Railroad of record in Book 4315, Page 634, Register's Office for said county.

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

1) Metropolitan and State taxes for the year 1971 which have been prorated and the payment of which has been assumed by the grantee.

2) Easement for a telephone line as set out in said deed to the grantor.

3) The portion of the premises over which an easement is conveyed, as set forth above, is conveyed for use as a roadway, upon the terms and conditions set forth in said deed to grantor.

4) A portion of the said premises adjoins a controlled access highway and no right of ingress or egress thereto is conveyed by this instrument.

Susan Rhodes Berry, wife of the grantor, joins herein for the purpose of relinquishing any marital interest which she may have in said property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the day of January 19 71

Affiant

My commission expires: JAN29E CONV 90,000.00 (Affix Seal)

JAN29E CONV 25,000.00 Notary Public

JAN29E S'TAX A* 299.00

This is improved ( ) unimproved (X) property, known as (House Number) (Street) JAN29E PR'FEE A* .50 P. O. Address: (City or Town)

INDEED A* 4.50 Grantee, 304.00

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its *(successors), heirs and assigns forever.* He *covenants that* he is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as above set out.

He *further covenants and binds* himself, his successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* January, 1971., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James I. Vance Berry
JAMES I. VANCE BERRY

Susan Rhodes Berry
SUSAN RHODES BERRY

FEE $ REGISTER DAVIDSON COUNTY, TENN. JAN 29 3 05 PM '71 T IDENTIF. REFERENCE

B0 3433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Imogene P. Ellis, a Notary Public in and for said County and State, James I. Vance Berry and wife, Susan Rhodes Berry, the within named 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 28th day of January, 1971.

Imogene P. Ellis
Notary Public

Commission expires: Sept. 12, 1973

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY