BOOK 4589 PAGE 75

Prepared by:
Don L. Smith, Attorney at Law
4th Floor, American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Porter, et al (NAME)	William E. Porter, et al (NAME)	106
Same (STREET ADDRESS OR ROUTE NUMBER)	310 Shiloh Court (STREET ADDRESS)	11 Plus Park
(CITY) (P. O. ZONE) (STATE)	Nashville Tenn. 37217 (CITY) (ZONE) (STATE)	Apt

For and in Consideration of the sum of.....

- - Fifty Thousand and No/100 ($50,000.00) - - - - - - - - - - *DOLLARS*
cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAR31'72 CONV 50,000.00
MAR31'72 S'TAX A* 130.00
MAR31'72 PR'FEE A* .50
MAR31'72 W'DEED A* 6.00 * 136.50

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE
has ..... *bargained and sold, and by these presents do transfer and convey unto*
the said WILLIAM E. PORTER, H. FRED FORD and ROBERT F. SPANN, their
..... *heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being a part of the proposed Plus Park Subdivision and described more particularly as follows:

To reach the point of beginning from the original northwest corner of the proposed Plus Park Subdivision said corner being Humble Oil and Refining Company's southeasterly corner on the southwesterly margin of Murfreesboro Pike, go S 44° 35' W, a distance of 8.8' to the westerly margin of Plus Park Blvd.,
Thence with the westerly margin of Plus Park Blvd. a total distance of 799.91' to the point of beginning,
Thence continuing S 60° 48' 44" W, a distance of 220.00' to a point;
Thence N 29° 11' 16" W, a distance of 264.00' to a point in a creek;
Thence with said creek N 75° 59' 40" E, a distance of 227.96' to a point;
Thence S 29° 11' 16" E, a distance of 204.30' to the beginning and containing 51,513 sq. ft. or 1.182 acres.

Being a part of the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from the State of Tennessee of record in Book 4429, Page 161, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in an instrument dated August 18, 1971, and filed August 18, 1971, and recorded in Book 4530, Page 348, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a 15 foot public utility and drainage easement and a 30 foot building setback line from Plus Park Blvd. and conditions of owner's certificate as shown on the recorded plan of the Plus Park Section 10.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 31st day of March 19 72

Affiant

My commission expires: 8-11-75
(Affix Seal)

Notary Public

This conveyance is subject to a slope easement along part of the western boundary of the property encompassing approximately 11,400 sq. ft. of land within the property.

Grantee, its successors or assigns, covenants and agrees that the property is to be used for office building purposes only for a period of 30 years from date of deed and further agrees that there will be not less than one automobile parking space for each 200 sq. ft. of gross floor area of any office building erected upon the property conveyed herein and, in the event of breach of this restrictive covenant, Grantor is entitled to injunctive relief as well as damages resulting therefrom.

Grantee, its successors or assigns, covenants and agrees that, if the Grantee desires to sell, convey or transfer the property or cause it to be transferred at any time within 20 years from date of deed and not thereafter, Grantee shall notify Grantor in writing at Grantor's address by registered mail of its intention to sell, convey or transfer the property or cause it to be transferred, and said notice shall state the amount it has been offered for the property, the price, the terms and conditions of the proposed sale and the name of the proposed buyer; and for a period of 60 days from and after the receipt of the notice, as evidenced by the signature of the receipt, Grantor hereunder shall have the exclusive right and option to purchase such portion of the property proposed to be sold or transferred by the Grantee hereunder for the price and upon the terms and conditions stated in the notice.

B5423 6

IDENTIF. REFERENCE

MAR 31 4 06 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. PORTER, H. FRED FORD and ROBERT F. SPANN, their *heirs and assigns, forever.*

And it does ~~xx~~ *do covenant with the said* WILLIAM E. PORTER, H. FRED FORD and ROBERT F. SPANN *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as noted herein and except for 1972 real property taxes which shall be prorated as of date of closing.

And LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM E. PORTER, H. FRED FORD and ROBERT F. SPANN, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 29th *day of* March, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

BY: Barrett Sutton

Senior Vice President, General Counsel

Raymond J. Burton

Assistant Secretary

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eleanor H. Meade, *a Notary Public of the State and County aforesaid, personally appeared* Barrett Sutton, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Senior Vice President, Gen. Counsel *of the* Life and Casualty Insurance Company of Tennessee, *the within named bargainor, a corporation, and that* he *as such* Senior Vice President, Gen. Counsel, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Senior Vice President, General Counsel

Witness my hand and seal, at office in Nashville, Tennessee, *this* 29th *day of* March, *19* 72.

Eleanor H. Meade
Notary Public

Commission Expires May 8, 1975