This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ALBERT F. GANIER, JR.,

SUBSTITUTE TRUSTEE, et al

TO

BLUE CHIP PROPERTIES, INC.

For draftsman's use

BOOK 4792 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Chip Properties, Inc. (NAME)	Same (NAME)	102-22
45 E. Putnam Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	p/o
Greenwich, Connecticut (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEB 28 12 15 PM '74

FELIX A. HILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

'C43778

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 74

Notary Public

MY COMMISSION EXPIRES: 1-29-77

(AFFIX SEAL)

For and in Consideration of the sum of One Hundred Sixty-five Thousand and no/100 Dollars ($165,000.00) cash in hand paid by Blue Chip ~~DOLLARS~~ Properties, Inc., the receipt of which is acknowledged, we, Albert F. Ganier, Jr., as Substitute Trustee, and Mary Napier Ganier, Conservator for Mary C. Napier,

.....have bargained and sold, and by these presents do transfer and convey unto the said

Blue Chip Properties, Inc.,

its successors ~~XXXX~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of lot No. 18 on the map of the subdivision of Mount Hickory, as of record in book 332, page 68, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, January 8, 1974, as follows:
Beginning at a concrete highway right-of-way monument in the northerly margin of Charlotte Pike (U.S. 70-N), said point being south 25° 30' east 19.3 feet from a concrete highway right-of-way monument located at the southeast corner of Chevron Oil Company property as of record in book 4164, page 678, Register's Office for said County; thence north 25° 30' west 330.84 feet with the easterly line of said Chevron property and with Nashville Associates property (Book 4164, Page 673, Register's Office for said County) to an existing iron pin; thence north 42° 23' west 208.67 feet with said Nashville Associates property to an iron pin; thence north 47° 37' east 230.00 feet to an iron pin; thence south 42° 23' east 242.80 feet to an iron pin; thence south 25° 30' east 365.51 feet to an iron pin in the northerly margin of Charlotte Pike; thence south 64° 38' west 230.00 feet with said margin of Charlotte Pike to the point of beginning, containing 132,000 square feet or 3.03 acres, more or less.

Together with the easement rights reserved by Grantors in deeds to Nashville Associates and to Chevron Oil Company of record in book 4164, pages 673 and 678 respectively, said Register's Office. Grantors further grant, assign, set over, and convey to Grantee, its successors and assigns, a permanent non-exclusive easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof, over a portion of the 10.91 acre tract of

This instrument prepared by Roberts, Cohen, Attorneys
26 = FJ
Nashville, Tenn.

Grantors to the east of the tract herein conveyed, said easement being located 20 feet north of the south boundary line of said 10.91 acre tract and extending to a line 70 feet north of said south boundary line of said tract and extending approximately 270 feet easterly from the eastern boundary of property herein conveyed, thence southerly to the north margin of Charlotte Pike.

Being part of the property conveyed to Mary C. Napier for life and the Commerce Union Bank, as Trustee, by deed from James W. Napier, of record in book 904, page 614, Register's Office for said County.

Said property is subject to:

1. Easements granted Chevron Oil Company by deed from Mary Napier Ganier, Conservator, et al, of record in book 4164, page 678, and to Melvin S. Taub, et al, of record in book 4164, page 673, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewer purposes granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Mary Napier Ganier, Conservator, et al, of record in book 4164, page 664, Register's Office for Davidson County, Tennessee.
3. Grantors, for themselves, their heirs, assigns and successors in interest, reserve an easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed, or reserved, or any future extensions thereof over the tract herein conveyed, said easement running from the east to west boundary lines thereof and beginning 20 feet north of the south property line and extending northwardly 50 feet to a line 70 feet north of the south property line, a like easement thereover having been heretofore granted to the grantees in deeds of record in book 4164, pages 673 and 678, Register's Office for Davidson County, Tennessee.
4. By accepting this conveyance, Buyer covenants that for a period of 20 years from the date of this deed, no portion of the tract conveyed will be commercially used for other than an office building with adjacent parking without the written consent of Albert F. Ganier, Jr., Trustee, during the lifetime of Mary C. Napier, and thereafter, Mary Napier Ganier, which consent will not be unreasonably withheld.

This is unimproved (X) improved ( ) property, known as Charlotte Pike, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blue Chip Properties, Inc., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Blue Chip Properties, Inc. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set out and for 1974 property taxes which have been prorated and are to be paid by the grantee.

And we, Albert F. Ganier, Substitute Trustee and Mary Napier Ganier, Conservator for Mary C. Napier do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Blue Chip Properties, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of February, 1974, the corporate party, if any, having caused its name to be signed hereto, by its duly authorized officers on said day and date.

Albert F. Ganier, Jr., Substitute Trustee

Mary Napier Ganier
MARY NAPIER GANIER, Conservator for Mary C. Napier, and Individually

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BOOK 4792 PAGE 322

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, CHARLES C. TRABUE, JR. a Notary Public in and for said County and State, the within named Albert F. Ganier, Jr., Substitute Trustee, and Mary Napier Ganier, Conservator for Mary C. Napier,

the bargainor S, 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 February, 1974

CHARLES C. TRABUE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Charles C. Trabue Notary Public

Commission Expires Jan 18, 1977

STATE OF
County of

FEB28 CONV 90,000.00
FEB28 CONV 75,000.00
FEB28 STAX A* 429.00
FEB28 PRFEE A* .50
FEB28 WDEED A* 6.00 * 435.50

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, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

....., Notary Public.

Commission expires.....