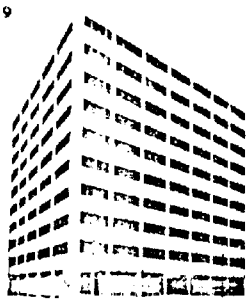
Form 10-9



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA 3, GEORGIA

map - Parcel pt 1
104-1446-13-171

BOOK 4871 PAGE 53

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 26th day of November, in the year one thousand nine hundred seventy-four, between

WIGGINS ASSOCIATES, a Georgia general partnership composed of W.B. Wiggins, Jr., Clay C. Long, Richard J. Dora and Frank Pridgen, Jr.

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the ~~sum of~~ conveyance by Grantee to Grantor of certain other properties ~~( ) DOLLARS in hand~~ paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in the Third Civil District of Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein.

RESERVING, HOWEVER, in Grantor, its successors, successors-in-title, tenants, customers, invitees and assigns, the easement described on Exhibit B attached hereto and incorporated herein.

LESS AND EXCEPT all buildings, structures and improvements located on the above-described property, it being the specific intention of Grantor to convey hereby a fee simple estate in land only.

This conveyance is made subject to:

1. That certain Lease to S. S. Kresge Company, dated April 18, 1973, a Memorandum of which is recorded in Book 4831, page 676, in the Register's Office of Davidson County, Tennessee, as modified by Lease Modification Agreement dated May 17, 1973, and as further modified by Second Modification Agreement dated October 30, 1974;

2. That certain Lease to Winn-Dixie Louisville, Inc., dated June 12, 1974, a Memorandum of which is recorded in Book 4867, page 726, aforesaid records;

3. Easement granted Nashville Gas Company by Gilbert F. Rader, recorded in Book 3464, page 161, aforesaid records (affects three (3) feet along Donelson Pike extending 900 feet southerly from southwest corner of Donelson Pike and new Elm Hill Pike);

4. Right of Davidson County, Tennessee to cut the slope on the new proposed Elm Hill Pike to extend beyond the right-of-way, as set out in deed from Gilbert Rader and wife, recorded in Book 3459, page 71, aforesaid records;

5. Non-exclusive easement reserved in deed from Thomas Nelson, Inc. to Wiggins Associates, dated April 12, 1973, and recorded in Book 4697, page 904, aforesaid records, as amended and supplemented by Agreement dated November 22, 1974, and recorded in Book 4871, page 43, aforesaid records.

This Instrument Prepared By:

John G. Aldridge
Long & Aldridge
1900 Rhodes-Haverty Building
Atlanta, Georgia 30303

Address of Grantee:

Life and Casualty Insurance Company of Tennessee
Life and Casualty Tower
Nashville, Tennessee

Send Tax Bills to Same Address

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4871 PAGE 54

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $), (((((, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this [illegible] day of November, 1974.

Notary Public

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

By: [signature]

Attest: [signature]

(CORPORATE SEAL)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

WIGGINS ASSOCIATES, by its duly authorized General Partner

Brooke Hume

By: [signature] (Seal)

(Seal)

(Seal)

STATE OF ~~GEORGIA~~ TENNESSEE
COUNTY OF ~~FULTON~~ DAVIDSON

Before me, [signature], a Notary Public of the State and County aforesaid, personally appeared [signature], with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of Wiggins Associates, the within named bargainor, a Georgia general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at office in ~~Atlanta~~ Nashville, Tennessee, ~~Georgia~~, this 26th day of November, 1974.

[signature]
Notary Public

My Commission expires: 5/8/75

WARRANTY DEED

FROM

TO

GEORGIA, ... County.
Clerk's Office, Superior Court
Filed for Record ..... day
of ..... 19 .....
at ..... M., and Recorded in Deed
Book ..... Folio .....
, 19 .....
, Clerk.

Lawyers Title Insurance Corporation
ATLANTA BRANCH OFFICE
TITLE BUILDING
ATLANTA, GEORGIA

EXHIBIT A

BOOK 4871 PAGE 55

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin on the western right-of-way line of Donelson Pike (80-foot right-of-way), said iron pin being North 4 degrees 36 minutes East, 340.53 feet from the intersection of the western right-of-way line of Donelson Pike, if said western right-of-way line were extended, and the center line of Shacklett Drive (50-foot right-of-way); thence southwesterly along a curve to the right an arc distance of 39.14 feet to an iron pin, said curve having a radius of 25.0 feet; thence North 85 degrees 42 minutes West along the northern right-of-way line of a proposed road, 750.14 feet to an iron pin; thence North 4 degrees 36 minutes East, 733.82 feet to an iron pin; thence South 86 degrees 05 minutes East, 323.04 feet to an iron pin; thence North 3 degrees 13 minutes East, 126.99 feet to an iron pin; thence northeasterly along a curve to the right an arc distance of 101.71 feet to an iron pin, said curve having a radius of 649.94 feet; thence North 12 degrees 11 minutes East, 2.17 feet to an iron pin; thence northwesterly along a curve to the left an arc distance of 38.04 feet to an iron pin on the southern right-of-way line of proposed Elm Hill Pike (80-foot right-of-way), said curve having a radius of 25.0 feet; thence southeasterly along the southern right-of-way line of said proposed Elm Hill Pike and following the curvature thereof an arc distance of 86.24 feet to a point, said curve having a radius of 994.92 feet; thence South 79 degrees 57 minutes East along said southern right-of-way line of proposed Elm Hill Pike, 11.86 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 38.35 feet to an iron pin, said curve having a radius of 25.0 feet; thence South 12 degrees 11 minutes West, 2.17 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 93.88 feet to an iron pin, said curve having a radius of 599.94 feet; thence South 3 degrees 13 minutes West, 127.61 feet to an iron pin; thence South 86 degrees 05 minutes East, 205.0 feet to a point; thence South 85 degrees 12 minutes East, 175.4 feet to an iron pin on the western right-of-way line of said Donelson Pike; thence southwesterly along the western right-of-way line of said Donelson Pike and following the curvature thereof an arc distance of 383.20 feet to a cross on an existing sidewalk, said curve having a radius of 3,398.25 feet; thence South 4 degrees 36 minutes West along the western right-of-way line of said Donelson Pike, 328.79 feet to the POINT OF BEGINNING.

The above courses and distances are taken from a plat of survey by Turner Engineering Company, Inc., Nashville, Tennessee, dated October 16, 1974.

Being part of the property conveyed to Wiggins Associates, a Georgia general partnership, by deeds from Thomas Nelson, Inc., of record in Book 4697, page 901, and Book 4697, page 904, and from Miller G. Kimbrough, Jr., Trustee, of record in Book 4697, page 897, Register's Office for said County.

C79574

IDENTIF. REFERENCE

NOV 26 11 27 AM '74

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT B

A non-exclusive easement in perpetuity for the purpose of ingress and egress in, to, upon and across, and for the purpose of driving upon, all driveways now or hereafter located upon the following-described property, it being specifically understood and agreed that the easement herein reserved is for the benefit of, and shall be now and forever appurtenant to that certain real property presently owned by Grantor and located easterly of and adjacent to the following-described property:

All that tract or parcel of land lying and being in the Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

To find the Point of Beginning, COMMENCE at a cross on an existing sidewalk on the western right of way line of Donelson Pike (80-foot right of way), said cross being North 4 degrees 36 minutes East, 669.32 feet from the intersection of the western right of way line of Donelson Pike, if said western right of way line were extended, and the center line of Shacklett Drive (50-foot right of way); thence northeasterly along the western right of way line of said Donelson Pike and following the curvature thereof an arc distance of 383.20 feet to an iron pin, said curve having a radius of 3,398.25 feet; thence North 85 degrees 12 minutes West, 175.4 feet to a point; thence North 86 degrees 05 minutes West, 205.0 feet to an iron pin and the POINT OF BEGINNING; thence North 86 degrees 05 minutes West, 50.0 feet to an iron pin; thence North 3 degrees 13 minutes East, 126.99 feet to an iron pin; thence northeasterly along a curve to the right an arc distance of 101.7 feet to an iron pin, said curve having a radius of 649.94 feet; thence North 12 degrees 11 minutes East, 2.17 feet to an iron pin; thence northwesterly along a curve to the left an arc distance of 38.04 feet to an iron pin on the southern right of way line of proposed Elm Hill Pike (80-foot right of way), said curve having a radius of 25.0 feet; thence southeasterly along the southern right of way line of said proposed Elm Hill Pike and following the curvature thereof an arc distance of 86.24 feet to a point, said curve having a radius of 994.92 feet; thence South 79 degrees 57 minutes East along said southern right of way line of proposed Elm Hill Pike, 11.86 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 38.35 feet to an iron pin, said curve having a radius of 25.0 feet; thence South 12 degrees 11 minutes West, 2.17 feet to an iron pin; thence southwesterly along a curve to the left an arc distance of 93.88 feet to an iron pin, said curve having a radius of 599.94 feet; thence South 3 degrees 13 minutes West, 127.61 feet to the POINT OF BEGINNING.

The above courses and distances are taken from a plat of survey by Turner Engineering Company, Inc., Nashville, Tennessee, dated October 16, 1974.

Being part of the property conveyed to Wiggins Associates, a Georgia general partnership, by deed from Thomas Nelson, Inc., of record in Book 4697, page 904, Register's Office for said County.

NOV26 CONV * 800,000.00
NOV26 S'TAX A*2,080.00
NOV26 PR'FEE A* .50
NOV26 W'DEED A* 8.00 * 2,088.50