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WARRANTY DEED

BOOK 4875 PAGE 18

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 1st day of December, in the year one thousand nine hundred seventy-four, between

WIGGINS AND COMPANY, INC., a Georgia corporation
(successor by merger to RIVERSIDE PLAZA, INC., a
Tennessee corporation)

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 $500,000.00, 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 Eleventh, formerly Eighteenth, Civil District of Davidson County, Tennessee, and being more particularly described on Exhibit A 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.

It is expressly intended by both Grantor and Grantee that the indebtedness from Grantor to Grantee evidenced by Grantor's Promissory Note to Grantee, dated September 1, 1964, in the original principal sum of $1,250,000.00 and secured by a Deed of Trust covering the above-described property, recorded in Deed Book 3808, page 337, Register's Office of Davidson County, Tennessee shall not be affected by this Deed and said Promissory Note and Deed of Trust shall remain in full force and effect in accordance with their terms and the title and lien conveyed by such Deed of Trust and not extinguished or merged under or by virtue of this Deed.

This conveyance is made subject to the following:

1. That certain Lease to S. S. Kresge Company, dated July 17, 1964, a memorandum of which is recorded in Book 3808, page 329, in the Register's Office of Davidson County, Tennessee, as modified by letters dated August 11, 1964, August 24, 1964, June 10, 1965, February 15, 1966, May 24, 1966 and November 7, 1968, which lease was assigned to Life and Casualty Insurance Company of Tennessee by assignment and recorded in Deed Book 3808, page 333, Register's Office of Davidson County, Tennessee.

2. Deed of trust executed by Riverside Plaza, Inc., to Allen M. Steele, Trustee, dated September 1, 1964, and recorded in Book 3808, page 337, Register's Office for Davidson County, Tennessee.

3. Chartered right-of-way of Louisville & Nashville Railroad and right-of-way of Walton Lane lying within boundaries of premises.

4. Easement granted Madison Suburban Utility District by grant from Olga I. Kennaston and husband, of record in book 3436, page 236, Register's Office for Davidson County, Tennessee.

5. Easement granted Maddux Construction Company, Inc., by grant from Riverside Plaza, Inc., of record in book 3807, page 802, Register's Office for Davidson County, Tennessee.

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 any wise 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 all claims of all persons whomsoever, except as herein set forth.

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

Signed, sealed and delivered in presence of:

Mary N. Potts

Jeanne Cayce

WIGGINS AND COMPANY, INC.

By: W B Wiggins Jr V.P. (SEAL)

Attest: Frank Pridgen Asst Sec (SEAL)

(CORPORATE SEAL)

STATE OF GEORGIA

COUNTY OF FULTON

Before me, Linda J. Ford, personally appeared W. B. Wiggins, Jr. and Frank Pridgen, Jr., with whom I am personally acquainted, respectively of Wiggins and Company, Inc., the within named bargainor, a coporation, and that they as such Vice Pres. and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Vice Pres. and Ass't Secretary, respectively.

Witness my hand and official seal, at office in Atlanta, Georgia on this 12th day of December, 1974.

Linda J. Ford
Notary Public

NOTARY PUBLIC, GEORGIA STATE AT LARGE, LINDA J. FORD

My commission Expires:

Notary Public, Georgia State at Large
My Commission Expires Jan. 6, 1976

Address of Grantee:

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

Send Tax Bills to Same Address

This Instrument Prepared By:

W. F. Stevens
Long & Aldridge
1900 Rhodes-Haverty Building
Atlanta, Georgia 30303

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, 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 13th day of December, 1974.

Donald K. Sutton
Notary Public
My Commission expires: 5/25/75

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

By Barrett Sutton

Attest: Raymond J. Burton

(CORPORATE SEAL)

C 8 1 4 2 4

IDENTIF. REFERENCE

DEC 13 1 51 PM '74

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

DEC 13 74	CONV	*		500,000.00	
DEC 13 74	S'TAX		A*	1,300.00	
DEC 13 74	PR'FEE		A*	.50	
DEC 13 74	W'DEED		A*	12.00	* 1,312.50

EXHIBIT A

PARCEL I

All that tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the southern right of way line of Walton Lane with the western right of way line of Gallatin Pike (U.S. 31E) as said right of way lines existed prior to condemnation pursuant to Case No. B-15376 in the Fifth Circuit Court of Davidson County, Tennessee; thence South 04° 53' West along said western right of way line, 103.47 feet to a nail; thence South 05° 00' West along said western right of way line, 426.53 feet to a concrete monument; thence leaving said western right of way line North 88° 31' West, 200.41 feet to a concrete monument; thence South 05° 00' West, 256.8 feet to an iron pin; thence North 83° 31' 16" West, 306.94 feet to an iron pin; thence North 83° 31' 16" West, 483.06 feet to a point; thence North 83° 31' 16" West, 170.59 feet to a concrete monument on the eastern right of way line of the Louisville and Nashville Railroad; thence northeasterly along said eastern right of way line and a curve to the right an arc distance of 267.68 feet to a concrete monument, said curve having a radius of 11,431.16 feet; thence North 17° 38' East along said eastern right of way line, 436.25 feet to an iron pin on the southern right of way line of said Walton Lane; thence North 85° 30' East along said southern right of way line, 297.26 feet to an iron pin; thence South 88° 00' East along said southern right of way line, 653.30 feet to an iron pin; thence South 88° 00' East, along said southern right of way line as said right of way line existed prior to said condemnation, 64.35 feet to an iron pin and the POINT OF BEGINNING.

LESS AND EXCEPT the following Parcels II and III which are the subject of a condemnation petition brought by the Metropolitan Government of the City of Nashville and Davidson County, Tennessee vs. Wiggins and Company, Inc., et. al., being Case No. B-15876 in the Fifth Circuit Court of Davidson County, Tennessee:

PARCEL II

BEGINNING at an iron pin located at the intersection of the southern right of way line of Walton Lane with the western right of way line of Gallatin Pike (U.S. 31E) as said right of way lines exist subsequent to condemnation pursuant to Case No. B-15876 in the Fifth Circuit Court of Davidson County, Tennessee; thence South 41° 21' 54" East along said western right of way line, 54.48 feet to an iron pin; thence South 10° 02' 05" West along said western right of way line, 412.42 feet to a point; thence South 10° 02' 05" West along said western right of way line, 61.20 feet to a nail; thence southwesterly along said western right of way line and a curve to the left an arc distance of 21.52 feet to an iron pin, said curve having a radius of 3,879.72 feet; thence leaving said western right of way line South 88° 31' East, 68.57 feet to a concrete monument on the western right of way line of Gallatin Pike as said right of way line existed prior to said condemnation; thence North 05° 00' East along said western right of way line existing prior to said condemnation, 426.53 feet to a nail; thence North 04° 53' East along said western right of way line existing prior to said condemnation, 103.47 feet to an iron pin on the southern right of way line of Walton Lane as said right of way line existed prior to said condemnation, thence North 88° 00' West along said southern right of way line existing prior to said condemnation, 64.35 feet to an iron pin and the POINT OF BEGINNING.

PARCEL III

TO FIND THE POINT OF BEGINNING COMMENCE at an iron pin located at the intersection of the southern right of way line of Walton Lane with the western right of way line of Gallatin Pike (U.S. 31E) as said right of

way lines exist subsequent to condemnation pursuant to Case No. B-15876 in the Fifth Circuit Court of Davidson County, Tennessee; thence South 41° 21' 54" East along said western right of way line, 54.48 feet to an iron pin; thence South 10° 02' 05" West along said western right of way line, 412.42 feet to a point; thence South 10° 02' 05" West along said western right of way line, 61.20 feet to a nail; thence southwesterly along said western right of way line and a curve to the left an arc distance of 21.52 feet to an iron pin, said curve having a radius of 3,879.72 feet; thence leaving said western right of way line North 88° 31' West, 131.84 feet to a concrete monument; thence South 05° 00' West, 99.0 feet to an iron pin and the POINT OF BEGINNING: thence South 45° 58' 10" West, 44.19 feet to an iron pin; thence South 76° 04' 17" West, 190.73 feet to an iron pin; thence South 65° 43' 15" West, 111.89 feet to an iron pin; thence South 83° 31' 16" East, 306.94 feet to an iron pin; thence North 05° 00' East, 157.81 feet to an iron pin and the POINT OF BEGINNING.

It is the intention of Grantor herein to convey all of its right, title and interest in and to the tract or parcel of land described as Parcel I above, less and except only such portions of Parcels II and III as are actually condemned pursuant to the above referenced condemnation proceeding. To the extent that less than the property described as Parcels II and III is taken, then Grantor does hereby remise, convey and forever quitclaim unto Grantee any of such Parcels not taken.

This conveyance is also subject to two temporary construction easements in favor of the Metropolitan Government of the City of Nashville and Davidson County, Tennessee, said construction easements being more particularly described as follows:

CONSTRUCTION EASEMENT A:

BEGINNING at a point on the western right of way line of Gallatin Pike (U. S. 31E) as said right of way line exists subsequent to condemnation pursuant to Case No. B15876 in the Fifth Circuit Court of Davidson County, Tennessee, which point is located South 41° 21' 54" East along said western right of way line, 9.70 feet from an iron pin located on the southern right of way line of Walton Lane as said right of way line exists subsequent to said condemnation; thence South 41° 21' 54" West along said western right of way line, 45.14 feet to an iron pin; thence South 10° 02' 05" West along said western right of way line, 412.42 feet to a point; thence South 10° 02' 05" West along said western right of way line, 61.20 feet to a nail; thence southwesterly along said western right of way line and a curve to the left an arc distance of 21.52 feet to an iron pin, said curve having a radius of 3,879.72 feet; thence leaving said western right of way line North 88° 31' West, 35.36 feet to a point; thence northeasterly along a curve to the right an arc distance of 26.78 feet to a point, said curve having a radius of 3,914.72 feet; thence North 10° 02' 05" East, 501.56 feet to the POINT OF BEGINNING.

CONSTRUCTION EASEMENT B:

TO FIND THE POINT OF BEGINNING COMMENCE at an iron pin located at the intersection of the southern right of way line of Walton Lane with the western right of way line of Gallatin Pike (U. S. 31E) as said right of way lines exist subsequent to condemnation pursuant to Case No. B-15876 in the Fifth Circuit Court of Davidson County, Tennessee; thence North 88° 00' West along said southern right of way line, 653.30 feet to an iron

pin; thence South 85° 30' West along said southern right of way line, 244.16 feet to a point and the Point of Beginning; thence South 07° 40' 33" West, 701.73 feet to a point; thence North 83° 31' 16" West, 170.59 feet to a concrete monument on the eastern right of way line of the Louisville & Nashville Railroad; thence northeasterly along said eastern right of way line and a curve to the right an arc distance of 267.68 feet to a concrete monument, said curve having a radius of 11,431.16 feet; thence North 17° 38' East along said eastern right of way line, 436.25 feet to an iron pin on the southern right of way line of said Walton Lane; thence North 85° 30' East along said southern right of way line, 53.10 feet to the POINT OF BEGINNING.

The above courses and distances are taken from a plat of survey for Wiggins Associates by Turner Engineering Co., Inc., Consulting Engineers, dated November 21, 1974.