(2)

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

FROM

COMMERCE UNION BANK

TO

COMMERCE PLACE COMPANY

BOOK 4942 PAGE 343

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
COMMERCE PLACE COMPANY	COMMERCE UNION BANK	93-2-3
400 UNION STREET	400 UNION STREET	22, 23, 25, 28
NASHVILLE, TN 37219	NASHVILLE, TN 37219	38, 39, 40, 41, 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged by Commerce Place Company, a Tennessee corporation, undersigned, Commerce Union Bank of Nashville, Tennessee, a Tennessee banking corporation, does quitclaim and convey unto the said Commerce Place Company, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

All that tract or parcel of land lying and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set at Coordinates North 646,151.41, East 1,769,454.77, Tennessee State Plane Coordinate System, in the intersection formed by the northeast line of the right-of-way of Fifth Avenue North (being a right-of-way 64.00 feet in width) and the northwest line of the right-of-way of Union Street (being at such point a right-of-way 54.90 feet in width) and running thence north 27 degrees 13 minutes 06 seconds west along a course which forms an interior angle of 89 degrees 32 minutes 44 seconds with the northwest line of the right-of-way of Union Street, which course is coincident with the northeast line of the right-of-way of Fifth Avenue North, a distance of 230.12 feet to an iron pin set at Coordinates North 646,356.05, East 1,769,349.51, Tennessee State Plane Coordinate System, in the intersection formed by the northeast line of the right-of-way of Fifth Avenue North and the southeast line of the right-of-way of Deaderick Street (being a right-of-way 112.00 feet in width); running thence north 62 degrees 48 minutes 35 seconds

east along a course which forms an interior angle of 89 degrees 58 minutes 19 seconds with the northeast line of the right-of-way of Fifth Avenue North, which course is coincident with the southeast line of the right-of-way of Deaderick Street, a distance of 344.43 feet to an iron pin set at Coordinates North 646,513.43, East 1,769,655.88, Tennessee State Plane Coordinate System, in the intersection formed by the southeast line of the right-of-way of Deaderick Street and the southwest line of the right-of-way of Fourth Avenue North (being a right-of-way 64.00 feet in width); running thence south 27 degrees 37 minutes 02 seconds east along a course which forms an interior angle of 90 degrees 25 minutes 37 seconds with the southeast line of the right-of-way of Deaderick Street, which course is coincident with the southwest line of the right-of-way of Fourth Avenue North, a distance of 227.22 feet to a point at Coordinates North 646,312.11, East 1,769,761.21, Tennessee State Plane Coordinate System, in the intersection formed by the southwest line of the right-of-way of Fourth Avenue North and the northwest line of the right-of-way of Union Street (being at such point a right-of-way 55.00 feet in width); running thence south 62 degrees 19 minutes 38 seconds west along a course which forms an interior angle of 90 degrees 03 minutes 20 seconds with the southwest line of the right-of-way of Fourth Avenue North, which course is coincident with the northwest line of the right-of-way of Union Street, a distance of 346.02 feet to the POINT OF BEGINNING; being property depicted as 78,941 square feet or 1.81 acres on that certain blueprint of survey, to which reference is made for all purposes, entitled "COMMERCE UNION BANK/BLOCK 'E'/FOURTH AVENUE NORTH/UNION STREET TO DEADERICK STREET/CENTRAL LOOP GENERAL NEIGHBORHOOD RENEWAL AREA/PROJECT NO. TENN. R-72/FIRST CIVIL DISTRICT/NASHVILLE, DAVIDSON COUNTY, TENNESSEE", prepared by Barge, Waggoner, Sumner & Cannon, Inc., bearing the certification of Wendell H. Talley, Tennessee Licensed Surveyor No. 785, designated as File No. 3305-02, dated December 3, 1974 and revised January 28, 1975.

Being part of the same property conveyed to Commerce Union Bank by warranty deeds of record in Book 4285, page 771, Book 4285, page 767, Book 4391, page 483, Book 4247, page 249, Book 4544, page 651, Book 4346, page 808, Book 4346, page 810, Book 4285, page 763, Book 4346, page 814, Book 4269, page 950, Book 4266, page 200, Book 4340, page 763, Book 4545, page 133, Book 4641, page 567, Book 4270, page 392, Book 4357, page 473, Book 4942 page 336, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Commerce Place Company, a Tennessee corporation, its successors and assigns, forever. Said property is conveyed subject to the restrictions, terms, conditions and covenants of record in Book 4464, page 522, Book 4544, page 651, Book 4545, page 133, Book 4641, page 567, and Book 4942, page 336, Register's

Office for Davidson County, Tennessee, and to the restrictions, terms and conditions of certain contracts for sale of land between the Metropolitan Development and Housing Agency and Commerce Union Bank dated October 22, 1970, May 18, 1971, April 14, 1972, and July 29, 1975, Parts I and II (said Part II being Form HUD-6209B, 9-69), and the Urban Renewal Plan, Central Loop G.N.R.P., Project I, Project TENN. R-72, which plan is recorded for reference purposes in the office of the Metropolitan Clerk, all of which restrictions, terms, conditions and covenants being specifically made a part hereof by reference as though fully and completely set out herein.

AND NOW, the said Commerce Union Bank for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto Commerce Place Company, its successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of August, 1975.

COMMERCE UNION BANK

BY: William H. Earthman

BY: Jane N. Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

Affiant

Sworn to and subscribed before me, this 15th day of August, 1975.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 29, 1977

BOOK 4942 PAGE 346

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Carolyn C. Heer, a Notary Public within and for the State and County aforesaid, personally appeared William J. Eathman and Jane N. Grant with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Chairman of Exec. Committee and Secretary respectively of the Commerce Union Bank the within named bargainor, a corporation, and that they as such Chairman of Executive Committee and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William J. Eathman as such Chairman Exec. Committee and attesting the same by the said Jane N. Grant as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tenn. on this the 15th day of August 1975.

Carolyn C. Heer
NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 29, 1977

CAROLYN C. HEER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

D 11468

IDENTIF. REFERENCE

AUG 15 3 23 PM '75

FELIX A. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

A* 8.00 * 8.00

AUG 15 MISC