THIS INSTRUMENT PREPARED BY:

Alfred E. Abbey, Attorney
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 4984 PAGE 63

WARRANTY DEED

Address New Owner and Send Tax Bills To:

The First National Bank of Boston, Trustee
Old Colony Trust Division
100 Federal Street
Boston, Massachusetts 02110

Map-Parcel Number:

102-8-117

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by THE FIRST NATIONAL BANK OF BOSTON, AS SUCCESSOR TRUSTEE of General Motors Hourly Rate Employees' Pension Trust under Agreement dated October 1, 1950, as amended, hereinafter referred to as the "Grantee", and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned WIGGINS ASSOCIATES, a Georgia general partnership, composed of W. B. Wiggins, Jr., Richard J. Dora and Frank Pridgen, Jr., hereinafter referred to as the "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Tract A on the Plan of Wiggins Plaza, as of record in Book 4860 , page 081 , Register's Office for said County, and being more particularly described as follows:
>
> Beginning at a point in the northeasterly margin of Old Hickory Boulevard, having a right-of-way width of 60 feet, said point being North 48° 32' West a distance of 165.00 feet along said northeasterly margin of Old Hickory Boulevard from a monument in the southerly and westerly radius turnout at the intersection of Charlotte Pike and Old Hickory Boulevard; thence from SAID POINT OF BEGINNING, with the northeasterly margin of Old Hickory Boulevard, North 48° 32' West 94.09 feet to an iron pin; thence, continuing with the northeasterly margin of Old Hickory Boulevard, with a curve to the left having a radius of 2,894.79 feet (and having a chord of 366.89 feet with a bearing of North 52° 10' West), northwestwardly 367.13 feet to an iron pin; thence, continuing with the northeasterly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,450,000.00

Subscribed and sworn to before me this the 30th day of December, 1975

NOTARY PUBLIC

My Commission expires: 8/31/1976

(Affix Seal)

Affiant

Janice E McClanahan
Notary Public

margin of Old Hickory Boulevard, North 55° 48' West 342.37 feet to a concrete monument; thence, leaving said margin of Old Hickory Boulevard, North 34° 40' 54" East 578.10 feet to a concrete monument; thence North 39° 40' 54" East 90.00 feet to a concrete monument; thence South 50° 19' 06" East 716.00 feet to a concrete monument; thence South 45° 06' 31" West 39.62 feet to an iron pin in fence corner; thence South 49° 12' 23" East 352.88 feet to an iron pin in the northwesterly margin of Charlotte Pike (U.S. 70-N), having a right-of-way width of 75 feet at this point; thence, with the northwesterly margin of Charlotte Pike, South 41° 28' West 397.53 feet to an iron pin; thence North 48° 32' West 5.00 feet to an iron pin; thence, continuing with the northwesterly margin of Charlotte Pike, having a right-of-way width of 80 feet, South 41° 28' West 16.85 feet to a point; thence, leaving said margin of Charlotte Pike, North 48° 32' West 190.00 feet to a point; thence South 41° 28' West 170.00 feet to the point of beginning; containing 13.952 acres, more or less.

Being the same property conveyed to Wiggins Associates by deed from Andrew B. Pratt, et al., of record in Book 4849, page 313, and a portion of the property conveyed to Wiggins Associates by deed from Madge A. Jackson, of record in Book 4831, page 792, all in the Register's Office for Davidson County, Tennessee.

This is improved property fronting on Old Hickory Blvd., Nashville, 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 Grantee, its successors and assigns, forever.

AND the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except easements of record and tenants in possession or with leases of record.

AND the Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

As herein used, the singular number shall include

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the duly authorized general partner of the Grantor, this 30th day of December, 1975.

D30278

IDENTIF. REFERENCE

DEC 31 11 18 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

WIGGINS ASSOCIATES

By: R. J. Dora
General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruby Jane Brown, a Notary Public in and for said County and State, the within named R. J. Dora, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as a general partner of Wiggins Associates, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 1975.

Ruby Jane Brown
Notary Public

My Commission Expires: 8-3-77

NOTARY PUBLIC AT LARGE

DEC31 75 CONV * ~~.00~~ 3,450,000.00
DEC31 75 S'TAX B* 8,970.00
DEC31 75 PR'FEE B* .50
DEC31 75 W'DEED B* 6.00 * 8,976.50