This instrument prepared by:
THOMASON, CRAWFORD & HENDRIX
P.O. Box 17888
Memphis, TN 38117

(16)

WARRANTY DEED

BOOK 5041 PAGE 773

THIS INDENTURE made and entered into this the 23rd day of June, 1976, by and between BRUCE E. McCANN and wife, SHIRLEY R. McCANN, parties of the first part and 2700 SOUTH SHAVER INVESTMENT COMPANY N.V., a corporation organized under the laws of the Netherlands Antilles, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being a southerly portion of Lot 10 on the First Division of the John Shelby Estate of Record in Plan Book 1, Page 10, Chancery Court, Davidson County, Tennessee, a northerly portion of Lot 11 of the John Shelby Subdivision recorded in Plan Book 1, Page 13, Chancery Court and a portion of Cowan Street as closed by Council Bill No. 73-491, being more particularly described as follows:

Beginning at the southwest intersection of Spring Street and Cowan Street, thence with the west margin of Cowan Street,

S 05° 46' W, a distance of 206.30' to an iron pin; thence with said margin as changed,

Southerly along a 430.46' radius curve to the left a distance of 114.57' to a P. K. nail; thence,

S 09° 29' E, a distance of 134.55' to an iron pin on the northerly margin of Dickerson Street, now closed; thence with said northerly margin,

S 49° 51' 07" W, a distance of 457.51' to an iron pin thence,

N 83° 18' W. a distance of 14.14' to an iron pin on the east right-of-way of the Louisville & Nashville Railroad; thence, with said right-of-way,

Northerly along a 692.2' radius curve to the right a distance of 190.31' to an iron pin; thence,

N 17° 17' W, a distance of 218.09' to an iron pin; thence,

Northerly along a 553.27' radius curve to the right a distance of 271.79' to an iron pin in the south margin

of Spring Street; thence with said margin,

N 79° 25' 41" E, a distance of 527.93' to the beginning and containing 278,179 sq. ft. or 6.39 acres, more or less, and being the same property conveyed to Bruce E. McCann and wife, Shirley R. McCann by deed from John F. Lawhon Furniture Company, of record in Book 4726, page 266, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments unto the aforesaid real estate belonging or in any wise appurtaining and together with all of Grantors' right, title and interest in and to a certain railroad spur track upon said property, generally known as Louisville and Nashville Railroad spur track number 47, as more fully described in agreement dated September 7, 1973, by and between the Louisville and Nashville Railroad Company and John F. Lawhon Furniture Company and McCann Construction Company, Inc., which agreement McCann Construction Company, Inc. assigned to parties of the first part by an assignment dated June 24th, 1976, unto the said party of the second part or its assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate and spur track; that they have a good right to sell and convey the same; that the same is unencumbered, except for 1976 Metropolitan Covernment of Nashville and Davidson County taxes, not yet due and payable, which have been prorated, and which the grantee herein assumes and agrees to pay; an easement for slope and fill granted Davidson County by Indiana Lumber Company as more particularly set out in Instrument of record in Book 365, page 181, Register's Office of Davidson County, Tennessee; easement of record in Minute Book 37, page 481, Circuit Court of Davidson County, Tennessee, and easements for construction and maintenance of existing and future utilities within that portion of Cowan Street which was

closed by metropolitan county council Bill No. 73-491 of Metropolitan Government of Nashville and Davidson County, Tennessee, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

WITNESS our hands on the day and year first above written.

Bruce E. McCann

Shirley R. McCann

Address of property: 299 Cowan Street, Nashville, Tennessee

Mailing address for tax notices: c/o Harvey F. Grant, Suite 930, 8383 Wilshire Boulevard, Beverly Hills, California 90211

STATE OF WASHINGTON

COUNTY OF KING

On this 24th day of June, 1976, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Bruce E. McCann and wife, Shirley R. McCann, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal at office the day and year above written.

Notary Public

My commission expires:

October 27, 1979

STATE OF WASHINGTON

COUNTY OF KING

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual

consideration for this transfer or value of the property transferred, whichever is greater, is TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 ($2,150,000.00) DOLLARS, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AGENT FOR Affiant Joseph C. McCarty III

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 1976.

Notary Public

My commission expires:

October 27, 1979

| | | |
|---|---|---|
| State Tax | $5,590.00 | Return to: Thomason, Crawford |
| Clerk's Fee | .50 | & Hendrix |
| Recording Fee | 8.00 | P. O. Box 17888 |
| TOTAL: | $5,598.50 | Memphis, Tennessee 38117 |

Address of Grantee: 2700 South Shaver Investment Company
c/o Harvey Grant, Esq.
Caditz, Grant & Karlsen
8383 Wilshire Boulevard
Suite 930
Beverly Hills, CA 90211

Send Tax Bills To: Address of Grantee as shown above

Map-Parcel Number: Map 82-10, Parcel 10

D5667

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JUL 2 12 26 PM '76

JUL-2[76] CONV * $3,150,000.00
JUL-2[76] S'TAX B* 5,590.00
JUL-2[76] PR'FEE B* .50
JUL-2[76] W'DEED B* 8.00 * 5,598.50