LIMITED WARRANTY DEED

BOOK 5244 PAGE 342

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
WNW Properties, Inc.	(SAME)	Map 134, Par. 90;
P.O Box 10845		Map 134, Par. 162;
Knoxville, Tn.		Map 134, Par. 180;
37919		Map 134, Par. 190;
		Map 134, Par. 54;

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Was Prepared By:
DEARBORN & EWING, Attorneys
Suite 1200
One Commerce Place
Nashville, Tennessee 37219

The actual consideration for this transfer is $1,560,200.00.

Douglas B Ewing
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1977.

Susan P. Kinnard
Notary Public

My Commission Expires: 4/10/81

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Commerce Union Bank, a Tennessee banking corporation (as to an 80% undivided interest), and First National Bank of Atlanta, a national bank organized and existing under the laws of the United States (as to a 20% undivided interest), hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto WNW Properties, Inc., hereinafter called the "Grantee", its successors and assigns, the following described land in Davidson County, Tennessee, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

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 Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth in Exhibit A attached hereto, and Grantors do further covenant and bind themselves, their successors and assigns, 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.

All warranties of Grantors herein contained are expressly limited to that period of time after which such entities acquired title to the hereinafter described property.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed by its duly authorized officers, this 29th day of December, 1977.

COMMERCE UNION BANK

ATTEST: Robert Ramsey

BY: J. Terry Hunter, E.V.P.

FIRST NATIONAL BANK OF ATLANTA

ATTEST: John L. Hartfield

BY: VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5244 PAGE 343

Before me, Annie Cavender, a Notary Public within and for the State and County aforesaid, personally appeared J. Terry Hunter and Robert Ramsey, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Executive Vice President and Banking Officer respectively, of Commerce Union Bank, the within named bargainor, a corporation, and that they as such Executive Vice President and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Terry Hunter as such Executive Vice President and attesting the same by the said Robert Ramsey as such Banking Officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this 29th day of December, 1977.

Annie Cavender
Notary Public

My Commission Expires: May 8, 1979

STATE OF Georgia)
COUNTY OF DeKalb)

Before me, Charlotte A. Pridgen, a Notary Public within and for the State and County aforesaid, personally appeared James O. Philips and John L. Hatfield, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Vice President respectively of First National Bank of Atlanta, the within named bargainor, a corporation, and that they as such Vice President and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James O. Philips as such Vice President, and attesting the same by the said John L. Hatfield as such Vice President.

Witness my hand and official seal at office at Atlanta, Georgia, on this 29th day of December, 1977.

Charlotte A. Pridgen
Notary Public

Notary Public, Georgia, State At Large
My Commission Expires Oct. 25, 1980

My Commission Expires:

E 46609

IDENTIF. REFERENCE

JAN 10 9 59 AM '78

FELIX A. ... REGISTER DAVIDSON CO. TENN.

JAN 18 78	CONV	*	1,560,200.00	
JAN 18 78	S'TAX		B* 4,056.52	
JAN 18 78	PR'FEE		B* .50	
JAN 18 78	W'DEED		B* 20.00	* 4,077.02

TRACT I:

BEGINNING at a point in the southwestern line of Antioch Pike, where said line is intersected by the western line of Paragon Mills Road; run thence south twelve (12) degrees, forty-eight (48) minutes west along the western line of Paragon Mills Road, five hundred thirty-two and three-tenths (532.3) feet to a point; thence north eighty-four (84) degrees, fifty-eight (58) minutes west along a northern line of Paragon Mills Road, two hundred seventy and three-tenths (270.3) feet to a point; thence north eighty-three (83) degrees, thirty-six (36) minutes, fifty (50) seconds west continuing along a northern line of Paragon Mills Road, three hundred forty-six and thirty-eight hundredths (346.38) feet to a point; thence south five (5) degrees, twenty-three (23) minutes, ten (10) seconds west along a western line of Paragon Mills Road, seventy-two and eight-tenths (72.8) feet to a point; thence south five (5) degrees, forty-three (43) minutes, forty-five (45) seconds west continuing along a western line of Paragon Mills Road, three hundred ninety-six and six-tenths (396.6) feet to a point, said point being the northeastern corner of the property of Erin Ann Potts, as described in deed of record in Deed Book 4406, page 841, of the Register's Office of Davidson County, Tennessee; thence north eighty-four (84) degrees one (01) minute, fifteen (15) seconds west along the northern line of the said Potts property, five hundred sixty-nine and five-tenths (569.5) feet to a point in the northeastern line of Interstate Hwy. No. I-24; thence north thirty-three (33) degrees, twenty-seven (27) minutes west along the said line of said highway, one hundred fifty-two and five-tenths (152.5) feet to a point, said point lying in the southern line of the property of Herman Jones as described in Will Book 57, page 129, of the aforesaid Register's Office; thence south eighty-three (83) degrees, twenty-five (25) minutes east along the southern line of the said Jones property, three hundred sixty and three-tenths (360.3) feet to the southeastern corner thereof; thence north zero (0) degrees, seventeen (17) minutes west along the eastern line of the said Jones property, two hundred eighty-one and four-tenths (281.4) feet to a point; thence north one (01) degree, nineteen (19) minutes, fifty (50) seconds west continuing along the eastern line of said Jones property, nine hundred seventy-eight and seventy-three hundredths (978.73) feet to a point; thence north eighty-one (81) degrees, forty-six (46) minutes, ten (10) seconds east along a southern line of the Jones property, three hundred ninety-three and no-tenths (393.0) feet to a point; thence north twelve (12) degrees, thirty-six (36) minutes, fifty (50) seconds west along an eastern line of the said Jones property, one hundred sixty-six and no-tenths (166.0) feet to a point on or near the southern line of the Louisville & Nashville Railroad property; thence south seventy-nine (79) degrees, six (06) minutes, fifty (50) seconds east along or near the said railroad property, twenty and no-tenths (20.0) feet to a point in the center of Sorghum Creek; thence southwardly along the center line of said Sorghum Creek, the following calls and dimensions; south twenty-four (24) degrees, six (06) minutes, fifty (50) seconds east, one hundred sixty and no-tenths (160.0) feet; south sixteen (16) degrees, six (06) minutes, fifty (50) seconds east, one hundred fifteen and

EXHIBIT A

no-tenths (115.0) feet; south six (6) degrees, twenty-three (23) minutes, ten (10) seconds west, seventy-six and no-tenths (76.0) feet south eleven (11) degrees, six (06) minutes, fifty (50) seconds east, eight and one-tenth (8.1) feet, all to a point in the southwestern line of the property of H. O. Reeves, et ux, as described in deed of record in Deed Book 1643, page 625 of the aforesaid Register's Office; thence south forty-two (42) degrees, thirty-nine (39) minutes east along the southwestern line of said Reeves property, ninety-five and eighty-two hundredths (95.82) feet to a point; thence north forty-seven (47) degrees, forty-six (46) minutes east along the southeastern line of said Reeves property, two hundred twenty-four and two-tenths (224.2) feet to a point in the southwestern line of Antioch Pike; thence south forty-two (42) degrees, thirty-nine (39) minutes east along the southwestern line of Antioch Pike, ninety and no-tenths (90.0) feet to a point, said point being the northernmost corner of Johnnie J. McGowan, et ux, as described in deed of record in Deed Book 1541, page 77 of the aforesaid Register's Office; thence south forty-seven (47) degrees, forty-six (46) minutes west along the northwestern line of said McGowan property, two hundred twenty-four and two-tenths (224.2) feet to the westernmost corner thereof; thence south forty-three (43) degrees, eight (08) minutes east along the southwestern line of the said McGowan property, one hundred eighty-four and nine-tenths (184.9) feet to the southernmost corner thereof; thence north forty-eight (48) degrees, forty-five (45) minutes east along the southeastern line of said McGowan property, two hundred twenty-two and eight-tenths (222.8) feet to the southwestern line of Antioch Pike; thence south forty-two (42) degrees, thirty-nine (39) minutes east along the southwestern line of Antioch Pike, three hundred thirteen and one-tenth (313.1) feet to the point of BEGINNING: containing twenty-three and seventy-nine hundredths (23.79) acres, more or less.

EXCEPTING THEREFROM: A sliver of land in the northernmost corner of the aforedescribed corner lying within the right-of-way of the Louisville & Nashville Railroad, said right-of-way being undeterminable, said parcel of land containing two hundred (200) square feet, more or less.

TRACT II:

BEGINNING at a point in a western line of Paragon Mills Road, said point being the southeastern corner of the Erin Ann Potts property, as described by deed of record in Deed Book 4406, page 841, in the Register's Office of Davidson County, Tennessee; run thence south five (5) degrees, forty-three (43) minutes, forty-five (45) seconds west along the western line of Paragon Mills Road, three hundred twenty-five and three-tenths (325.3) feet to a point; thence south five (5) degrees, forty-eight (48) minutes, thirty (30) seconds west continuing along the western line of Paragon Mills Road, two hundred fifty-nine and eight-tenths (259.8) feet to a point in the northeastern line of Interstate Hwy. No. I-24; thence north thirty-three (33) degrees, twenty-seven (27) minutes west along the

said line of said highway, seven hundred fifty-seven and three-tenths (757.3) feet to a point; said point being the southwestern corner of the aforedescribed Potts property; thence south eighty-four (84) degrees, one (01) minute, fifteen (15) seconds east along the southern line of said Potts property, four hundred seventy-eight and eight-tenths (478.8) feet to the point of BEGINNING: containing three and twenty-two hundredths (3.22) acres, more or less.

TRACT III:

BEGINNING at a point in the southwestern line of Antioch Pike, where said line is intersected by an eastern line of Paragon Mills Road; run thence south forty-three (43) degrees, twelve (12) minutes, thirteen (13) seconds east along the southwestern line of Antioch Pike, one hundred seventy-seven and four-hundredths (177.04) feet to a point, said point being the northernmost corner of the property of W. P. Fults, et ux, as described by deed of record in Deed Book 4302, page 116, in the Register's Office of Davidson County, Tennessee; thence south twelve (12) degrees, thirty-two (32) minutes, ten (10) seconds west along the western line of said Fults property, four hundred twelve and one-tenth (412.1) feet to the southwestern corner thereof; thence south eighty-three (83) degrees, thirty-six (36) minutes, thirty (30) seconds east along the southern line of said Fults property and its extension along the southern line of the Harry Burnette, et ux, property as described by deed of record in Deed Book 3030, page 43, of the said Register's Office and its further extension along a southern line of the J. C. Hill, et ux, property as described by deed of record in Deed Book 2094, page 117, of the said Register's Office, a total distance of one hundred seventy-nine and eighty-six hundredths (179.86) feet to the southernmost corner of said Hill property, said point also being the westernmost corner of the property of Sophie M. Vic, as described by deed of record in Deed Book 1031, page 227 of the said Register's Office; thence south forty-four (44) degrees, seven (07) minutes, thirty (30) seconds east along the southwestern line of said Vic property, ninety and no-tenths (90.0) feet to the southernmost corner thereof; thence north forty-four (44) degrees, forty-seven (47) minutes, thirty (30) seconds east along the southeastern line of said Vic property, two hundred twenty and seventy-five hundredths (220.75) feet to the southwestern line of Antioch Pike; thence southeastwardly along the southwestern line of Antioch Pike and in a curve to the left, said curve having a radius of two thousand eight hundred eighty-nine and seventy-nine hundredths (2889.79) feet, a distance of four hundred thirty-two and seventy-seven hundredths (432.77) feet to a point; said point being the northernmost corner of the property of Hershal W. Peppers, et ux, as described in deed of record in Deed Book 4258, page 333, of the aforesaid Register's Office; thence south thirty-three (33) degrees, thirty-one (31) minutes, thirty (30) seconds west along the northwestern line of the said Peppers property, two hundred twenty-six and fifteen hundredths (226.15) feet to the westernmost corner thereof; thence south fifty-two (52) degrees, eleven (11) minutes, thirty (30) seconds east along the southwestern line of said Peppers property and its extension along

the southwestern line of the L. R. Batson, et ux, property as described in deed of record in Deed Book 2290, page 145 of the aforesaid Register's Office and its further extension along the southwestern line of the property of Gentry Phillips as described in deed of record in Deed Book 2278, page 161 of the aforesaid Register's Office, a total distance of three hundred sixty and twelve hundredths (360.12) feet to a point; thence south fifty-four (54) degrees, thirty-seven (37) minutes, thirty (30) seconds east continuing along the southwestern line of said Phillips property, one hundred forty-four and five-tenths (144.5) feet to the southernmost corner thereof, said point also being corner to the Wheeler Cemetery property as described in deed of record in Deed Book 220, page 446, of the aforesaid Register's Office; thence south twenty-four (24) degrees, fifty-one (51) minutes, thirty (30) seconds west along the northwestern line of said Wheeler Cemetery property, two hundred forty-one and eighty-seven hundredths (241.87) feet to the westernmost corner thereof, said point also lying in the northern line of Harding Place Park Addition No. 1, Lots 1-7 (also being the northernmost corner of Lot 5), as shown by plat of record in Book 4460, page 169, of the aforesaid Register's Office; thence south sixty-four (64) degrees, twenty-nine (29) minutes, thirty (30) seconds east along the northern line of said Harding Place Park Addition No. 1, said line also being the southwestern line of the aforedescribed Wheeler Cemetery property, one hundred seventy-three and eighty-eight hundredths (173.88) feet to a point; thence south twenty-four (24) degrees, twenty-one (21) minutes west along the eastern line of Lot 5 in said Harding Place Park Addition No. 1, one hundred thirty and eighty-eight hundredths (130.88) feet to a point, said point lying in the northern line of Lot 6, in said Harding Place Park Addition No. 1; thence south eighty-six (86) degrees, four (04) minutes, fifteen (15) seconds west along the northern line of said Lot 6, two hundred seventy-seven and eighty-five hundredths (277.85) feet to a point in the eastern line of Luna Drive as shown on the aforedescribed plat; thence southwardly along the eastern line of said Luna Drive and in a curve to the right, having a radius of three hundred and twenty-nine and eleven hundredths (329.11) feet, a distance of two hundred and fifty and seventy-five hundredths (250.75) feet to a point, said point being the southwestern corner of land conveyed to Vincent C. Authement et al by deed of record in Book 4988, page 322 in the aforesaid Register's Office; thence north eighty-four (84) degrees, forty-five (45) minutes west along a line crossing Luna Drive, seventy and no-tenths (70.0) feet to the southeastern corner of Lot 3 in the aforedescribed Harding Place Park Addition No. 1; thence north eighty-nine (89) degrees, seven (07) minutes, thirty (30) seconds west along the southern line of said Lot 3, one hundred seventy-five and two-tenths (175.2) feet to the southwestern corner of said Lot 3; thence north five (5) degrees, thirty-one (31) minutes, ten (10) seconds east along the western line of said Lot 3, twenty and no-tenths (20.0) feet to the southeastern corner of Lot 2 in the aforesaid Harding Place Park Addition No. 1; thence north eighty-eight (88) degrees, fifty-five

(55) minutes, fifty (50) seconds west along the southern line of said Lot 2, two hundred sixty and no-tenths (260.0) feet to the southwestern corner thereof; thence north one (1) degree, one (01) minute, ten (10) seconds east along the western line of said Lot 2 and its extension along the western line of Lot 1, two hundred fifty-seven and six-tenths (257.6) feet to the northwestern corner of said Lot 1; thence north eighty-seven (87) degrees, forty-four (44) minutes west along the northern line of Harding Place Park as shown by plat of record in Book 4060, page 81 of the aforesaid Register's Office, four hundred and one-tenth (400.1) feet to a point in the center line of Sorghum Creek; thence southeastwardly along the meanderings of the center line of Sorghum Creek to the northernmost line of the property of Metropolitan Government of Nashville and Davidson County, Tennessee, as described in deed of record in Deed Book 4187, page 60 in the aforesaid Register's Office, traverse line approximately paralleling the meanders of said center line and lying approximately twenty-five (25) feet westwardly thereof, having the following calls and dimensions: north eighty-seven (87) degrees, thirty-eight (38) minutes, thirty (30) seconds west, twenty-six and eighty-three hundredths (26.83) feet to a point; south thirty-four (34) degrees, forty-eight (48) minutes, thirty (30) seconds east, sixty-six and five-tenths (66.5) feet to a point; south six (6) degrees, forty-eight (48) minutes, thirty (30) seconds east, seventy-one and five-tenths (71.5) feet to a point; south three (3) degrees, eleven (11) minutes, thirty (30) seconds west, seventy-seven and no-tenths (77.0) feet to a point; south twenty-five (25) degrees, eighteen (18) minutes, thirty (30) seconds east, ninety-three and no-tenths (93.0) feet to a point; south twenty-seven (27) degrees, thirty (30) minutes west, one hundred fifty-four and three-tenths (154.3) feet to a point; thence north eighty-seven (87) degrees, thirty-eight (38) minutes, thirty (30) seconds west along the northern line of the property of the Metropolitan Government of Nashville and Davidson County, Tennessee (and along an extension from the center line of Sorghum Creek westwardly thereof), four hundred ten (410) feet, more or less, (having crossed an iron pipe corner at fourteen and five-tenths (14.5) feet, all to the northeastern line of a frontage road of Interstate Hwy. No. I-24 being an extension of Paragon Mills Road); thence northwestwardly along the northeastern line of said frontage road and in a curve to the left, said curve having a radius of eleven thousand six hundred fifty-nine and two-tenths (11659.2) feet, a distance of four hundred seventy and three-tenths (470.3) feet to a point; thence north thirty-three (33) degrees, twenty-seven (27) minutes west continuing along the northeastern line of said frontage road, forty-four and two-tenths (44.2) feet to a point; thence north eighty-seven (87) degrees, thirty-eight (38) minutes, thirty (30) seconds west continuing along the northeastern line of said frontage road, twenty-four and three-tenths (24.3) feet to a point in the eastern line of Paragon

Mills Road; thence north five (5) degrees, forty-eight (48) minutes, thirty (30) seconds east along the eastern line of said Paragon Mills Road, two hundred seventy-two and ninety-eight hundredths (272.98) feet to a point; thence north five (5) degrees, forty-three (43) minutes, forty-five (45) seconds east continuing along the eastern line of said Paragon Mills Road, eight hundred fifty-four and six-tenths (854.6) feet to a point; thence south eighty-three (83) degrees, thirty-six (36) minutes, fifty (50) seconds east along a southern line of Paragon Mills Road, two hundred fifty-six and eight-tenths (256.8) feet to a point in the center line of Sorghum Creek; thence south eighty-four (84) degrees, fifty-eight (58) minutes east continuing along a southern line of Paragon Mills Road, three hundred forty-nine and forty-six hundredths (349.46) feet; thence north twenty-nine (29) degrees, fifty-nine (59) minutes, thirty (30) seconds east along the eastern line of Paragon Mills Road, fourteen and fifty-four hundredths (14.54) feet to a point; thence north twelve (12) degrees, forty-eight (48) minutes east along the eastern line of Paragon Mills Road, five hundred twenty-seven and seventy-eight hundredths (527.78) feet to the point of BEGINNING: containing forty-nine and seventy-eight hundredths (49.78) acres, more or less.

EXCEPTING THEREFROM: That part of the above property lying within the bounds of Luna Drive and Luna Place as shown on the plat of Harding Place Park Addition No. 1, Lots 1-7 and recorded in Book 4460, page 169 of the Register's Office of Davidson County, Tennessee.

TRACT IV:

BEGINNING at a point in the eastern line of Luna Drive, said point being the southwestern corner of the land conveyed to Vincent C. Authement et al by deed of record in Book 4988, page 322, in the aforesaid Register's Office, and being also the point of intersection of Tracts III and IV herein described; thence north eighty-nine (89) degrees, forty-two (42) minutes, fifteen (15) seconds east along the southern line of said Authement property, two hundred and fifty-two and fourteen hundredths (252.14) feet to a point; thence south five (5) degrees, fifteen (15) minutes west, two hundred twenty-three and twenty-three hundredths (223.23) feet to a point in the northern line of Harding Place; thence westwardly along the northern line of Harding Place and in a curve to the right, said curve having a radius of one thousand ninety-five and ninety-two hundredths (1095.92) feet, a distance of fifty and no-tenths (50.0) feet to a point; thence north eighty-four (84) degrees, forty-five (45) minutes, west along the northern line of Harding Place, one hundred seventy-five and ninety-eight hundredths (175.98) feet to a point; thence northwardly along a line forming the rounding of the intersection of the eastern line of Luna Drive and the northern line of Harding Place and in a curve to the right,

said curve having a radius of twenty-five and no-tenths (25.0) feet, a distance of thirty-nine and twenty-seven hundredths (39.27) feet to a point in the eastern line of Luna Drive; thence north five (5) degrees, fifteen (15) minutes east along the eastern line of Luna Drive, one hundred seventy-five and no-tenths (175.0) feet to the point of BEGINNING: containing one and twenty-two hundredths (1.22) acres more or less.

The above legal boundary description of Tracts I, II, III, and IV is according to a revised and recertified survey by David W. Barnes, Registered Land Surveyor, dated September 28, 1977.

Tracts I, II, III, and IV being part of the same property conveyed to Commerce Union Bank as to an eighty percent (80%) undivided interest and to First National Bank of Atlanta as to a twenty percent (20%) undivided interest, by deed from Dovenmuehle, Inc., an Illinois corporation, of record in Book 5215, page 452, Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED TITLE EXCEPTIONS

1. Metropolitan Government taxes for 1978 and thereafter.

2. Easement for the flow of Sorghum Creek.

3. Permanent and temporary easements for purposes of constructing and maintaining Sanitary Sewer and/or Drainage Improvements that were granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4435, page 50, Register's Office for Davidson County, Tennessee (affects Tract Nos. I and III).

4. Easement conveyed to Electric Power Board of Nashville, as of record in Book 2544, page 229, said Register's Office (applies to Tract No. III).

5. The terms and conditions of Lease dated October 1, 1971, between Ervin M. Entrekin, Trustee, as Lessor, and Mid-American Hotels of Nashville, Inc., as Lessee, of record in Book 4559, page 747, and modified by instrument of record in Book 4719, page 10, said Register's Office (reference is hereby made to note no. 2 of the revised and re-certified boundary survey, dated September 28, 1977, prepared by David W. Barnes, Registered Land Surveyor).

6. Title to that portion of the premises within roads and highways, as shown by the revised and re-certified boundary survey of David W. Barnes, dated September 28, 1977.