78254K

This instrument prepared by:
William F. Shumate, Jr., Attorney
Fifth Floor, United American Bank Bldg.
Knoxville, Tennessee 37902

Responsible Taxpayer:
W. B. Terry
P. O. Box 11761
Lexington, Kentucky 40577

Map-93-6-1
Par-60 JW

BOOK 5272 PAGE 506

WARRANTY DEED

THIS INDENTURE, made this 3 day of APRIL, 1978, by and between UNITED AMERICAN BANK OF NASHVILLE, a banking association organized and existing under the laws of the State of Tennessee, with principal office and place of business in Davidson County, Tennessee, hereinafter referred to as "Grantor", and W. B. TERRY, of Lexington, Kentucky, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and for other good and valuable considerations in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto Grantee the following described premises, to-wit:

SITUATE in Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at the Northeast corner of 4th Avenue, North and Church Street; thence with said Avenue, Northwardly 74 feet 10 inches to the Southwest corner of the property conveyed to Cumberland Securities Corporation by deed from C. B. Warner, Trustee, of record in Book 1110, page 271, Register's Office for said County; thence with the face of the South wall of said property, Eastwardly 163 feet 10-3/4 inches, more or less, to the Westerly margin of Printers Alley; thence with the Westerly line of said alley, Southwardly 75 feet to the Northerly margin of Church Street; thence with said margin of said Street, Westwardly 163 feet 6-3/4 inches, more or less, to the BEGINNING, and all improvements thereon.

BEING the same property conveyed to Hamilton Bank of Nashville (now known as United American Bank of Nashville) by deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 4975, page 309, in the Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

BEING an improved tract or parcel of land known as 200 Fourth Avenue, North, Nashville, Tennessee.

Grantor hereby also assigns, transfers and sets over unto Grantee all of Grantor's right, title and interest in, to and under any and all presently existing leases or subleases of portions of the premises herein conveyed and/or of any improvements located thereon, which assignment is accepted by Grantee by his acceptance of this Warranty Deed.

TO HAVE AND TO HOLD said premises with the hereditaments and appurtenances thereto appertaining unto Grantee, his heirs, executors, administrators, representatives, successors and assigns, forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, his heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; that Grantor has full right, power and authority to convey the same; and that said premises are free and clear of all encumbrances except the lien of current ad valorem real property taxes, which shall be prorated as of the date of closing, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the said premises unto Grantee, his heirs, executors, administrators, representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this Instrument to be duly executed by its duly authorized officer by authority of its Board of Directors, this the date first above written.

UNITED AMERICAN BANK OF NASHVILLE

By: _____ President
(Title)

E59395

IDENTIF. REFERENCE

APR 12 12 54 PM '78
FELIX W. SON JR. REGISTER
DAVIDSON COUNTY, TENN.

APR 12 78 CONV * .005,200,000.00
APR 12 78 S'TAX B13,520.00
APR 12 78 PRFEE B* .50
APR 12 78 W'DEED B* 4.00 *13,524.50

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared FRANK A. WILSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the PRESIDENT of UNITED AMERICAN BANK OF NASHVILLE, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 3rd day of April, 1978.

RICHARD O. BIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 11-21-78

I do hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. B. Terry By Timothy Cone, Attorney-in-Fact
Affiant

Subscribed and sworn to before me, this 3rd day of April, 1978.

RICHARD O. BIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 11-21-78