WARRANTY DEED—Form 14. This instrument Prepared By LEWIS S. HOWARD, 1212 BANK OF [illegible]

THIS INDENTURE, made this 27th day of December, 1978

A. D., 19 between W. B. TERRY and wife, FRANCES S. TERRY,

93-6-1
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BOOK 5378 PAGE 840

of Lexington in the State of Kentucky

of the first part, and LEWIS S. HOWARD, TRUSTEE, with full power to sell and encumber without joinder of beneficiary and without the necessity of the purchaser looking to the application of the proceeds,
of Knox County, Tennessee, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and lawful consideration

to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

have granted, bargained, sold, conveyed, and do hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises, to wit, situated in District No. of 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 W. B. Terry, et ux, by deed of United American Bank of Nashville, dated April 3, 1978, of record in the office of Register of Deeds for Davidson County, Tennessee, in Book 5272, pages 506, et seq.

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.

Grantors hereby also assign, transfer and set-over unto Grantee all of Grantors' 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.

DEC 27 00 CONV * 5,200,000.00
DEC 27 00 S'TAX B 13,520.00
DEC 27 00 PR'FEE B* .50
DEC 27 00 W'DEED B* 6.00 *13,526.50

For further and more complete description and for Title, reference is here made to the following Deeds of Record in the Register's Office in and for said County and State, in Deed Book Vol. , Page , Book , Vol. , Page , Book , Vol. , Page ;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party of the second part, his heirs and assigns forever.

And the said parties of the first part for themselves and for their Heirs, Executors and Administrators do hereby covenant with the said party of the second part his heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and they have full power, authority and right to convey the same, that said premises are free from all incumbrances

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

_____ (L. S.)

_____ (L. S.)

_____ (L. S.)

_____ (L. S.)

BOOK 5378 PAGE 842

STATE OF TENNESSEE,

County of Davidson } ss.

Personally appeared before me, Jan Richardson, a Notary Public of said County and State, the within named bargainor W. B. Terry and Frances S. Terry with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of December A. D. 19 78

My Commission Expires 8-26-80 Jan Richardson Notary Public.

STATE OF TENNESSEE,

County of } ss.

Personally appeared before me, _____, a Notary Public of said County and State, the within named bargainor _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____ A. D. 19 ___

My Commission Expires _____ Notary Public.

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 5,200,000, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Lewis S. Howard, Trustee

Subscribed and sworn to before me this 27 day of Dec, 19 78

My Commission Expires 8/26/80 Jan Richardson Notary Public.

RESPONSIBLE TAXPAYER: - New Owner

Lewis S. Howard, Trustee
c/o David A. Crabtree
United American Bank
P. O. Box 280
Knoxville, Tennessee

IDENTIFICATION REFERENCE

DEC 27 1 37 PM '78

FELIX A. RUSSELL REGISTER
DAVIDSON COUNTY, TENN.

F 0 6 8 2 4