This Instrument Prepared By:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, TN 38238

5034

BOOK 5427 PAGE 616

SPECIAL WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To	Map-Parcel Numbers
301 Broadway Partnership	Same	93-6-4
c/o The Tomlin Company (Name)		
401 Union Street		Pan 27 TK
(Address)		
Nashville Tenn 37219		
(City) (State) (Zone)		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, First American National Bank of Nashville, a national banking association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 301 Broadway Partnership, a general partnership composed of J. Michael Tomlin, David Hogan, and Thomas Arnholt, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of land on the southwest corner of Broad Street and Third Avenue, South, running thence westwardly 41.14 feet to the center of a party wall; and thence southwardly along the center of said party wall 51.66 feet to a point; thence eastwardly 41.22 feet to a point in the west line of Third Avenue, South; and thence northwardly 51.66 feet to the point of beginning.

BEING the same property conveyed to The American National Bank of Nashville, now known as First American National Bank of Nashville, by deed from Fourth and First National Bank of Nashville, of record in Book 871, page 288, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors in interest and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1978 taxes which have been prorated and assumed by Grantee; and easement for the support of any and all party walls, and any and all liability arising out of any party walls, as shown of record in Book 871, page 288, R.O.D.C.T; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land

to the said Grantee, its successors in interest and assigns, against the lawful claims of all persons claiming under it.

Notwithstanding the foregoing, Grantor retains for itself, its successors and assigns, the absolute right, at its own expense, to remove, obliterate, or cover the words "The American National Bank" where the same appear etched in stone across the top front of the building located on said land.

IN WITNESS WHEREOF, Grantor has executed this instrument this 27th day of April, 1979.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

ATTEST: Jack A. Beadles

By Robert O. Franklin

its Senior Vice President and Cashier

its Senior Vice President

This is improved property, known as 301 Broadway, Nashville, Tennessee 37201.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00 .

Affiant

Subscribed and sworn to before me, this 27th day of April, 1979.

My Commission Expires:

7/18/82

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert O. Franklin and Jack A. Beadles, with whom I am personally acquainted and who upon oath acknowledge themselves to be the Senior Vice President and Sr. Vice Pres. and Cashier, respectively, of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, a national banking association, the within-named bargainor, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Bank thereto by Robert O. Franklin as Senior Vice President, and attesting the same by Jack A. Beadles as such Senior Vice President and Cashier.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of April, 1979.

Notary Public

My Commission Expires:

FILED APR 27 2 48 PM 1979
DAVIDSON COUNTY, TENN.

F26454

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5427 PAGE 618

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			$60000.00- 50	
			171.60	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 176.10-
			9034A04/27/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 266454

IDENTIFICATION

APR 27 2 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680288