THIS INSTRUMENT WAS PREPARED BY:

Avon N. Williams, Jr.
Suite 1414 - Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

Attorney-At-Law

BOOK 5499 PAGE 145

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| The Z Group<br>c/o Maston A. Nelson, Jr.<br>d/b/s No. 5<br>Clearwater Estates<br>Mt. Juliet, Tn. 37122 | The Z Group<br>c/o Maston A. Nelson, Jr.<br>d/b/s No. 5<br>Clearwater Estates<br>Mt. Juliet, Tn 37122 | 92-3-39<br>40<br>41<br>42<br>AK |

DEED

This Deed made and entered into on the 14th day of September, 1979, by and between Maston A. Nelson, Jr., Elisha R. Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr., a Limited Partnership under the name and style of "THE ALPHA GROUP", hereafter Grantors, and Maston A. Nelson, Jr., Elisha R. Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr., a General Partnership under the name and style of "THE Z GROUP", hereafter Grantees,

W I T N E S S E T H :

WHEREAS, the said Maston A. Nelson, Jr., Elisha R. Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr. entered into a Limited Partnership Agreement along with Dorotha H. Lemeh, George E. Butler, and Theodore E. Bolden on or about the 20th day of January, 1976, under the partnership name and style of "THE ALPHA GROUP" for the limited purpose of planning for the development of an office building for the use of themselves and/or other individuals; and

WHEREAS, said Limited Partnership Agreement provided that it would terminate upon a determination by said Limited Partnership that said venture was either not feasible or was feasible and, in the latter event, that two-thirds of the partners desired to qualify and implement the venture, and that upon such termination a new partnership would be formed to be known as "THE Z GROUP" to continue with and carry out said venture; and

WHEREAS, during said exploratory phase, two of the original partners,

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Dorotha H. Lemeh and George E. Butler, withdrew from said Limited Partnership and quitclaimed their interest and rights thereunder to the remaining partners by instrument of record in Book 5230, page 90, Register's Office of Davidson County, Tennessee; and

WHEREAS, one of the remaining members of "THE ALPHA GROUP", Theodore E. Bolden, has failed to indicate his desire to pursue said venture and an appropriate accounting and payment has or will be made to him of all his cash contributions to "THE ALPHA GROUP", being all assets of said Limited Partnership to which he is entitled pursuant to Sections III & V of its Agreement; and

WHEREAS, pursuant to Sections II, III, and X of said Limited Partnership Agreement of "THE ALPHA GROUP", the remaining undersigned partners thereof in a formally convened meeting have determined that they desire and are qualified to form the said new Partnership and to carry out the venture provided in said Limited Partnership Agreement and desire and intend to do so by conveying the four parcels of real estate described herein below which have been acquired by said preliminary Limited Partnership to said new General Partnership known as "THE Z GROUP" which has been formed pursuant thereto and in accordance therewith,

NOW, THEREFORE, in consideration of the premises and of the sum of $5.00 cash in hand paid by the members of said General Partnership known as "THE Z GROUP" hereinafter named to the members of said Limited Partnership known as "THE ALPHA GROUP" hereinafter named, and other valuable considerations, the receipt of all of which is hereby acknowledged, the said grantors, Maston A. Nelson, Jr., Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., Elisha R. Richardson, Gibson Johnson, Jr., said Limited Partnership under the name and style of "THE ALPHA GROUP", have bargained and sold, and by these presents do transfer and convey unto the said Maston A. Nelson, Jr., Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., Elisha R. Richardson, and Gibson Johnson, Jr., said General Partnership under the name and style of "THE Z GROUP", their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

92-342 Parcel No. 1: "Being Lot No. 14 in Jowett's Subdivision of Lot No. 3 of the Harding-Lytle tract, a plan of which subdivision is of record in Book No. 57, page 67, of the Register's Office for Davidson County, Tennessee.

Said lot fronts fifty feet on the south side of Jefferson Street and extends back southerly between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to Maston A. Nelson, Jr., Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., Elisha R. Richardson, and Gibson Johnson, Jr., d/b/a The Alpha Group, a partnership, by Chancery Court Decree recorded in Minute Book 225, page 213, Clerk & Master for Davidson County, and in Book 5337, page 313, R. O. D. C."

92-341 Parcel No. 2: "Being Lot No. 13 in Jewett's Subdivision of Lot No. 3 of The Harding Lytle Tract, plan of which is of record in Book 57, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts fifty (50) feet on the south side of Jefferson Street, and runs back between parallel lines one hundred eighty two (182) feet to an alley.

Being the same property conveyed to Maston A. Nelson, Jr., et al by deed from Marguerite A. Brooks, et vir, of record in Book 4999, page 464, said Register's Office."

92-3-40 Parcel No. 3: "Being Lot No. 12 in Jewett's Subdivision of Lot No. 3 on the Harding Lytle Tract of record in Book 57, page 67, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Jefferson Street, and runs back between parallel lines 182 feet.

Being the same property conveyed to Maston A. Nelson, Jr., et al by deed from Guanzetta Mitchell, et vir, of record in Book 4999, Page 259, said Register's Office."

92-3-37 Parcel No. 4: "Being Lot No. 11 and the Easterly 20 feet of Lot No. 10 on the Map of Jowett's Subdivision of Lot No. 3 of the Elizabeth Harding Plan, as of record in Book 57, page 67, Register's Office for said County.

Said Lot No. 11 and part of Lot No. 10 front together 70 feet on the southerly side of Jefferson Street and extend back between parallel lines 182 feet to an alley.

Being the same property conveyed to Maston A. Nelson, Jr., et al, by deed from Stanley Chernau, Trustee, as of record in Book 5227, page 642, Register's Office of Davidson County, Tennessee."

Said parcels 1 to 3, both inclusive are unimproved and parcel 4 is improved. Said parcels are respectively known as 2013, 2015, 2017 and 2019 Jefferson Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Maston A. Nelson, Jr., Elisha R. Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr., a General Partnership known as "THE Z GROUP", their heirs, successors and assigns forever.

And we do covenant with the said Grantees that we, the said Grantors, are lawfully seized and possessed of said land in fee simple: have a good right to convey it and the same is unencumbered, except for any unpaid taxes.

And we, the said Grantors, do further covenant and bind ourselves, our heirs and representatives to warrant and defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of September, 1979.

Maston A. Nelson, Jr.

Edward P. Crump, Jr.

Lewis E. Watkins

N. Horace Mann, Jr.

Elisha R. Richardson

Gibson Johnson, Jr.

A Limited Partnership under the partnership name and style of "THE ALPHA GROUP"

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STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me the undersigned, a notary public in and for the State and County aforesaid, the within named Maston A. Nelson, Jr., Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., Elisha R. Richardson, and Gibson Johnson, Jr., a Limited Partnership under the Partnership name and style of "THE ALPHA GROUP", the bargainor, 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 in Nashville, Tennessee, this the 14th day of September, 1979.

Notary Public

My Commission Expires: 7-17-83

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 77,000.00.

Affiant

Subscribed to and sworn to before me this 14th day of September, 1979.

Notary Public

My Commission Expires: 1-15-83

F.5211'8

IDENTIF. REFERENCE

SEP 14 4 06 PM '79

FEE $ ... REGISTER DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5499 PAGE 150

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

770[illegible]- CO
20 .20 CO TX
.50 PRFEE
15.00 MISC
[illegible] 16.70-

16[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 2 1 1 8

IDENTIF. REFERENCE

SEP 14 4 06 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 711988