This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
J. D. Eatherly, Trustee	Commerce Union Bank	
c/o H. A. Bartlett	Real Estate Division	102; 62
P. O. Box 2568	One Commerce Place	
Nashville, Tennessee 37219	Nashville, TN 37219	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $1,050,000.00.

J. D. Eatherly
Affiant

Subscribed and sworn to before me, this the 11th day of JANUARY, 1980.

Notary Public

My Comm. Expires: 7-18-82

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. Brent Hurd, Trustee with full power to sell, convey, mortgage or assign without joinder of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto J. D. Eatherly, Trustee for undisclosed beneficiaries, with full power to sell, convey, mortgage or assign without joinder of any beneficiary, hereinafter called the GRANTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

SEE ATTACHED EXHIBIT A WHICH IS
INCORPORATED HEREIN BY REFERENCE

This is improved property known as INA Plaza.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit A attached hereto; and Grantor does further covenant and bind himself, his successors, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that all warranties of Grantor herein made are expressly limited to claims and charges made by those persons or parties claiming by, through or under Grantor, and further, J. Brent Hurd, Trustee in making such warranties, does so only in his capacity as Trustee, with no personal liability whatsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 11 day of JANUARY, 1980.

J. Brent Hurd, Trustee

J. Brent Hurd, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joseph N. Barker, a Notary Public in and for said County and State, the within named J. BRENT HURD, TRUSTEE, the 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 seal, at office in Nashville, Tennessee, this the 11th day of JANUARY, 1980.

NOTARY PUBLIC

My Commission Expires: 7-18-82

F71866

IDENTIF. REFERENCE

JAN 11 3 33 PM '80

FEE $ 4.00 REGISTER
DAVIDSON COUNTY, TENN.

01/11 2742.50- CHECK

6857

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of the subdivision of Mount Hickory, as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, January 8, 1974, as follows:

Beginning at a concrete highway right-of-way monument in the northerly margin of Charlotte Pike (U.S. 70-N), said point being south 25° 30' east 19.3 feet from a concrete highway right-of-way monument located at the southeast corner of Chevron Oil Company property as of record in Book 4164, page 678, Register's Office for said County; thence north 25° 30' west 330.84 feet with the easterly line of said Chevron property and with Nashville Associates property (Book 4164, page 673, Register's Office for said County) to an existing iron pin; thence north 42° 23' west 208.67 feet with said Nashville Associates property to an iron pin; thence North 47° 37' east 230.00 feet to an iron pin; thence south 42° 23' east 242.80 feet to an iron pin; thence south 25° 30' east 365.51 feet to an iron pin in the northerly margin of Charlotte Pike; thence south 64° 38' west 230.00 feet with said margin of Charlotte Pike to the point of beginning containing 132,000 square feet or 3.03 acres, more or less.

There is also conveyed the following described easement set forth in Deed from Albert F. Ganier, Jr., Trustee, et al, to Blue Chip Properties, of record in Book 4792, page 230, Register's Office for Davidson County, Tennessee:

Together with the easement rights reserved by Grantors in deeds to Nashville Associates and to Chevron Oil Company of record in Book 4164, pages 673 and 678 respectively, said Register's Office. Grantors further grant, assign, set over, and convey to Grantee, its successors and assigns, a permanent non-exclusive easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof, over a portion of the 10.91 acre tract of Grantors to the east of the tract herein conveyed, said easement being located 20 feet north of the south boundary line of said 10.91 acre tract and extending to a line 70 feet north of said south boundary line of said tract and extending approximately 270 feet easterly from the eastern boundary of property herein conveyed.

Being the same property conveyed to J. Brent Hurd, Trustee, by Installment deed from Commerce Union Bank, of record in Book 5073, page 741, Register's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS INA PLAZA

1. Metropolitan Government taxes;

2. Covenant contained in deed of record in Book 4792, page 321, Register's Office for Davidson County, Tennessee;

3. The Plan of record in Book 4675, page 182, Register's Office for Davidson County, Tennessee;

4. Easements granted Chevron Oil Company by deed from Mary Napier Gainer, Conservator, et al, of record in Book 4164, page 678, and to Melvin S. Taub, et al, of record in Book 4164, page 673, Register's Office for Davidson County, Tennessee;

6. Easement for sanitary sewer purposes granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4164, page 664, Register's Office, Davidson County, Tennessee.

7. Easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed, or reserved, or any future extensions thereof over the tract herein conveyed, said easement running from the east to west boundary lines thereof and beginning 20 feet north of the south property line and extending northwardly 50 feet to a line 70 feet north of the south property line;

8. Encroachment of a chain fence and lamp post located along the southwesterly boundary line, as shown on survey by Barge, Waggoner, Sumner & Cannon dated January 15, 1974;

9. Rights of parties in actual possession of all or any part of the premises;

10. Rights of others, if any, in and to the land embraced within the appurtenant easement hereinabove described.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5554 PAGE 215

RECEIVED OF _____

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
	Co.	1,050,000.00		
			2730.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2742.50-	
6857401/11/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71866

IDENTIFICATION REFERENCE

JAN 11 3 33 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 736391