"THIS INSTRUMENT PREPARED BY RICHARD F. WARREN, JR.
ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers]
[Delta Marketing Company	] SAME	] 102 62]
[P. O. Box 22298	]	]
[Nashville, Tennessee 37202	]	]
[	]	]
[	]	]
[	]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry		]
[21st Floor, First American Center, Nashville, TN 37238		]

WARRANTY DEED

BOOK 5618 PAGE 528

FOR AND IN CONSIDERATION of the sum of Ten and XX/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. D. Eatherly, Trustee with full power to sell, transfer, convey, or mortgage without joinder of any beneficiary, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Delta Marketing Company, a division of Earth Resources Company, a Delaware corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by J. D. Eatherly, Trustee, to William N. Deaborn, Trustee, to secure a principal indebtedness in the amount of $1,000,000.00 payable to

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00

P. C. Morris
Affiant

[Subscribed and sworn to before me this 27th day of June, 1980.

Richard F. Warren
Notary Public
My commission expires: 11/1/81

J. Brent Hurd, Trustee, of record in Book 5554, page 220, Register's Office for said County, said Deed of Trust assigned to Commerce Union Bank by instrument of record in Book 5554, page 259, said Register's Office.

3. Financing Statement of record in Book 5554, page 246, said Register's Office.

4. Assignment of Leases of record in Book 5554, page 248, said Register's Office. Said Assignment of Leases assigned to Commerce Union Bank by instrument of record in Book 5554, page 259, said Register's Office.

5. Covenant contained in deed of record in Book 4792, page 321, said Register's Office.

6. Matters shown upon the Plan of Mary Napier Ganier et al of record in Book 4675, page 82, said Register's Office.

7. Easements granted Chevron Oil Company by deed of record in Book 4164, page 678, and to Melvin S. Taub et al by deed of record in Book 4164, page 673, said Register's Office.

8. Easement for sanitary sewer granted to Metropolitan Government of Nashville and Davidson County of record in Book 4164, page 664, said Register's Office.

9. 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, reserved by deed of rcord in Book 4792, page 320, said Register's Office.

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

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

12. Rights of others, if any, in and to the land embraced within the Appurtenant easement hereinafter described.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 forth hereinabove.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. D. EATHERLY, TRUSTEE

J. D. Eatherly

F 9 5 3 9 8

IDENTIF. REFERENCE

JUN 27 4 08 PM '80

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named J. D. Eatherly, 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 official seal at Nashville, Tennessee, this 27th day of June, 1980.

Richard J Warren
Notary Public

My Commission Expires: 11/1/81

EXHIBIT A

LAND in Davidson County, Tennessee, being lot no. 1 on the Plan of Mary Napier Ganier, et al, as of record in Book 4675, page 82, Register's Office for said County, described according to a survey made by Ragan, Smith, Murphy & Associates, Inc., June 12, 1980, 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 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 320, 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, page 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. D. Eatherly, Trustee for undisclosed beneficiaries with full power to transfer, sell, mortgage or convey without joinder of any beneficiary, by deed from J. Brent Hurd, Trustee with full power to transfer, sell, mortgage or convey without joinder of any beneficiary, of record in Book 5554, page 211, said Register's Office.

7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5618 PAGE 533

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
		1375000.00	CO	
		3575.00	CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 3590.50-	
6764A06/27/80			BAL .0.	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 5 3 9 8

IDENTIF. REFERENCE

JUN 27 4 09 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 765154