New Owner:
The Tennessee State
Board of Regents

This instrument prepared by
Alan M. Parker, Attorney

QUITCLAIM DEED

BOOK 5630 PAGE 84

THIS INSTRUMENT, made and entered into this 23rd day of June, 1980, by and between THE UNIVERSITY OF TENNESSEE, hereinafter referred to as "University," and THE BOARD OF REGENTS OF THE STATE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM, hereinafter referred to as "Board of Regents",

WITNESSETH:

WHEREAS, the University has owned and operated certain buildings and facility equipment, parking facilities and land located in Nashville, Davidson County, Tennessee, which was associated with The University of Tennessee at Nashville; and

WHEREAS, in accordance with a federal court order, the academic programs of The University of Tennessee at Nashville were transferred to and merged with the Tennessee State University, owned and operated by the Board of Regents, on July 1, 1979; and

WHEREAS, the 1980 Tennessee General Assembly enacted Public Chapter 839 of the Acts of 1980, which legislation transfers from the University to the Board of Regents the former University of Tennessee property and building at McLemore Street and Charlotte Avenue in Nashville, Tennessee, and other facilities and land owned by The University of Tennessee adjacent to the structure for the use of the Board of Regents, Tennessee State University, and State of Tennessee employees' training programs;

NOW, THEREFORE, in accordance with Public Chapter 839 of The Acts of 1980, and other good and valuable consideration, the University quitclaims to the Board of Regents all right, title, and interest that the University may have in the following described property situated in Nashville, Davidson County, Tennessee, being more particularly described as follows:

PARCEL NO. 1: Land in Davidson County, Tennessee, being Lots 11 to 30, inclusive, of Frank McGavock's Plan of Lots in Free Territory, as of record in Book 57, page 8, Register's Office for said County; and part of Lot 12 on the 2nd Plan of Davidson Academy, called Out Lots, not of record, and part of Olive Street, formerly Pope Street, closed; and a 10 foot alley as shown on the plan of record in Book 57, page 8, and also shown on the Plan of the Thompson Property, as of record in Book 161, page 63, and also shown on the Plan of Andrew Hamilton and N. E. Alleway's Property, as of record in Book 42, page 775, Register's Office, and being Parcel "O" on the Plan of the Resubdivision of Parcel "O" of Capitol Hill Redevelopment Project, as of record in Book 3500, page 19, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumnar, Engineers, dated November 23, 1966, as follows:

BEGINNING at an iron pin in the east margin of 10th Avenue North, 30 feet south of the south margin of Charlotte Avenue, said point also being the southwest corner of a parcel of land owned by the Louisville & Nashville Terminal Company; thence north 62° 15' east 130 feet with the south line of said Terminal Company parcel to an iron pin; thence north 27° 19' west 20.83 feet with the east line of said Terminal Company parcel to the south margin of Charlotte Avenue; thence north 62° 15' east 129.60 feet with said south margin of Charlotte Avenue to a point which is the northwest corner of property owned by Otis Elevator Company; thence south 27° 18' 18" east 112.30 feet with the west line of said Otis property to a point; thence north 62° 5' east 84.27 feet with the south line of said Otis property to a point in the west margin of McLemore Street; thence south 27° 18' east 390.90 feet with said west margin of McLemore Street to a point in the north margin of Union Street; thence south 62° 03' west 345.00 feet with said north margin of Union Street to the east margin of 10th Avenue North; thence north 27° 10' west 483.33 feet with said east margin of 10th Avenue North to the point of beginning, containing 161,263 square feet or 3.70 acres.

Being property conveyed to Allen Manufacturing Company, Inc., formerly Cargile-Hoffman Branham Company, Inc., as of record in Book 1291, page 660, by deed from Cargile-Hoffman Branham Company, and by deed from Allen Manufacturing Co., a partnership, as of record in Book 1357, page 125, and by deed from The Nashville Housing Authority, as of record in Book 3940, page 209, said Register's Office.

PARCEL NO. 2: A Tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the northeast line of Tenth Avenue, North (formerly Walnut Street), and the southeast line of Charlotte Street (formerly Cedar Street); thence northeastwardly along said southeast line of Charlotte Street a distance of one hundred thirty (130) feet to a point; thence southeastwardly at right angles a distance of thirty (30) feet to a point in the northeast corner of a tract of land conveyed

to Allen Manufacturing Company by the Louisville and Nashville Terminal Company by deed dated November 4, 1924; thence southwestwardly along the northwest line of the aforesaid conveyance a distance of one hundred thirty (130) feet to a point in the northeast line of said Tenth Avenue, North; thence northwestwardly along said northeast line of Tenth Avenue, North, a distance of thirty (30) feet to the point of beginning, containing thirty-nine hundred (3900) sq. ft. and being a part of the same property conveyed to the Grantor by the Louisville and Nashville Terminal Company by deed dated August 24, 1962, and recorded in Book 3432, page 179, in the Register's Office, Davidson County, Tennessee.

PARCEL NO. 3: Property in the City of Nashville, Davidson County, Tennessee, to-wit:

A certain lot or parcel of land lying and situated in the First Civil District of Davidson County, Tennessee, in the City of Nashville, composed of and being lots thirty-one (31), thirty (30), twenty-nine (29), twenty-eight (28), and the northerly fifteen (15) feet of twenty-seven (27), of the tract known as the Female Academy Plan recorded in Book 57, page 30, of the Register's Office of Davidson County, Tennessee, fronting one hundred and ninety-five (195) feet on the east side of what was formerly known as Walnut Street, now known as Tenth Avenue North in said city, and running back easterly between parallel lines and with the southern margin of Union Street one hundred sixty-one (161) feet to an alley, and being the same lots or parcels of land conveyed to the American Tobacco Company by Nashville Tobacco Works, which is of record in Book 918, page 709, Register's Office for Davidson County, Tennessee.

Excepted from the above described property is the following:

Land in Nashville, Davidson County, Tennessee, being a part of Lot #27 of the Female Academy Plan, of record in Book 57, page 30, R.O.D.C., Tennessee, as shown by a survey made by Yokley and Waggoner, engineers, of Nashville, Tennessee, on July 29, 1952, said part of Lot #27 fronts 9.9 feet on the easterly side of 10th Avenue and runs back with the southerly wall of the building owned and operated by The American Tobacco Company, which is located at the southeasterly intersection of Union Street and 10th Avenue a distance of 161.4 feet to the westerly margin of Alley No. 122, upon which said part of said lot fronts 9.8 feet.

PARCEL NO. 4: Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 17, 18, 19, 20 and 21 on the Plan of the subdivision of Female Academy Property, as of record in Book 57, page 30, Register's Office for said County. Said lot No. 17 fronts 49 feet on the westerly side of 9th Avenue North, formerly McLemore Street, and extends back between parallel lines 161 feet to an alley.

Said Lots Nos. 18, 19 and 20 front 48 feet each on the westerly side of 9th Avenue North, formerly McLemore Street, and extend back between parallel lines 161 feet to an alley.

Said Lot No. 21 fronts 37 feet on the westerly side of 9th Avenue North, formerly McLemore Street, and extends back between lines with the southerly margin of Union Street, now closed, 161 feet to an alley in the rear, measuring 36.4 feet thereon.

A one-half undivided interest in premises was devised to First American National Bank of Nashville, as Trustee, by will of Charles G. Matthews, deceased, of record in Will Book 84, page 323, County Court for said County.

A one-half of a one-half undivided interest in premises was devised to Ernest C. Matthews, III, and John Louis Matthews, Jr., and the other one-half of a one-half undivided interest was devised to First American National Bank, Nashville, Tennessee, Trustee, by will of Erminie Laurent Matthews, deceased, of record in Will Book 87, page 120, said County Court Clerk's Office.

PARCEL NO. 5: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Subdivision of the Nashville Female Academy Property, as recorded in Book No. 57, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 49 feet on the westerly side of 9th Avenue North, formerly McLemore Street, and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Castner-Knott Dry Goods Company, by deed from M. J. Smith, and wife, of record in Book 417, page 396, said Register's Office.

PARCEL NO. 6: A tract or parcel of land at Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly margin of Charlotte Avenue and the westerly margin of Tenth Avenue, North; thence with the westerly margin of Tenth Avenue, North, South 27° 10' East, five hundred seventy (570.00) feet to a spike; thence South 62° 50' West, one hundred eighty-five (185.00) feet to an iron pin; thence North 27° 10' West, five hundred sixty-eight and eleven hundredths (568.11) feet to an iron pin in the southerly margin of Charlotte Avenue; thence with said southerly margin, North 62° 15' East, one hundred eighty-five (185.00) feet to the point of beginning, containing one hundred five thousand, two hundred sixty-eight (105,268) square feet, or two and forty-two hundredths (2.42) acres, more or less, and being a part of the same property acquired by the Grantor through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway on August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201, in the Office of the Register, Davidson County, Tennessee.

The Grantor reserves for itself, its successors and assigns, an easement across the south portion of the above-described tract for vehicular and pedestrian access to the Grantor's remaining lands in the area, and for all utility services, whether by underground or pole line facilities or both. The Grantor further reserves the right to construct either a surface roadway or an elevated roadway on the easement, or both, and the construction of either type of roadway shall not preclude the Grantor's right to subsequently construct the other type of roadway. Said easement shall be appurtenant to the Grantor's remaining lands in the area, and is more particularly described as follows:

BEGINNING at a spike in the westerly margin of Tenth Avenue, North, said spike being South 27° 10' East, five hundred seventy (570.00) feet from the intersection of the southerly margin of Charlotte Avenue and the westerly margin of Tenth Avenue, North; thence South 62° 50' West, one hundred eighty-five (185.00) feet to an iron pin; thence North 27° 10' West, fifty (50.00) feet to a point; thence North 62° 50' East, one hundred eighty-five (185.00) feet to a point in the westerly margin of Tenth Avenue, North; thence with said margin, South 27° 10' East, fifty (50.00) feet to the point of beginning, containing nine thousand two hundred fifty (9,250) square feet, or twenty-one hundredths (0.21) acre, more or less.

Said 6 parcels are identified and outlined on a property transfer map which is attached hereto as Exhibit A and is included herein by reference.

This deed is executed pursuant to authority given by the Board of Trustees of said University and is in accord with the public act above-cited.

IN WITNESS WHEREOF, the University has caused to have its corporate seal affixed hereto and these presents to be signed by its Vice-President, and attested by its Secretary, the day and year first above written.

ATTEST:

Beauchamp E. Brogan
Secretary

THE UNIVERSITY OF TENNESSEE

By
Emerson H. Ely
Vice-President

STATE OF TENNESSEE)
) ss
COUNTY OF KNOX)

Before me, L. Rebecca Hynes, a Notary Public in and for the State and County aforesaid, personally appeared Emerson H. Fly, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of The University of Tennessee, the within named bargainor, a corporation, and that he as such Vice-President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal at office in Knoxville, Tennessee, this 16th day of July, 1980.

L. Rebecca Hynes
Notary Public

My commission expires: My commission expires April 20, 1982

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IDENTIFICATION

Jul 29 9 58 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PROPERTY TRANSFER

THE UNIVERSITY OF TENNESSEE AT NASHVILLE

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