BOOK 5640 PAGE 9

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
SUITE 1200—ONE COMMERCE PLACE
NASHVILLE, TN. 37239

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
West End Executive Building,Ltd. MAP 92-16
P.O. Box 871 (Same) PARS. 174,175,182, & 203
Jackson, Miss 39205

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Connecticut Mutual Life Insurance Company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto West End Executive Building, Ltd., a Mississippi limited partnership, J. A. Brown, general partner, 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:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF AS FULLY AS THOUGH SET FORTH HEREIN)

unimproved ( )
This is improved (X) property, known as 1717 and 1719 West End and (House Number) 1807 Broadway Avenue, Nashville, Tennessee 37203
(Street) (P.O. Box) (City of Town) (Postal Zip)

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, its successors 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, unless otherwise herein set out; and GRANTOR 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 and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR. All warranties of GRANTOR herein contained are expressly limited to those persons or parties claiming by, through or under GRANTOR. 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 my hand this 19th day of August, 1980.

CONNECTICUT MUTUAL LIFE INSURANCE COMPANY

ATTEST: Jolyn W. Butler
Assistant Secretary

BY: Richard M. Adams
Second Vice President
ITS:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is Two Million Fifty-Six Thousand Two Hundred Thirteen and no/100 Dollars ($2,056,213.00).

J. A. Brown
Affiant

Subscribed and sworn to before me this 19th day of August, 1980.

Mary Ross Ballard
NOTARY PUBLIC

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STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

Before me, Lois K. Stein, a Notary Public within and for the State and County aforesaid, personally appeared Richard W. Adami and Jolyan A. Butler, with whom I am personally acquainted and who upon (his oath, their oaths) acknowledged (~~himself~~, themselves) to be the Second Vice President and Assistant Secretary, respectively of the Connecticut Mutual Life Insurance Company, the within named bargainor, a corporation, and that (~~he~~, they) as such Second Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Richard W. Adami as such Second Vice President and attesting the same by the said Jolyan A. Butler as such Assistant Secretary.

WITNESS my hand and official seal at office at Hartford, Connecticut, on this 19th day of August, 1980.

Lois K. Stein
NOTARY PUBLIC

My Commission Expires: March 31,1983

EXHIBIT A

SURVEYOR'S DESCRIPTION

Being three parcels of land in the First Civil District of Davidson County, Tennessee, being part of Lot Nos. 137 and 143 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, as shown on Survey of Barge, Waggoner, Sumner and Cannon, Inc., dated August 4, 1980, revised August 15, 1980 (file No. 7419) and being more particularly described as follows:

Parcel One

Being part of Lot No. 137 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, R.O.D.C., located in the southeast quadrant of the intersection of West End Avenue and Eighteenth Avenue, South, and described as follows:

Said parcel fronts 115 feet on the southerly margin of West End Avenue and runs back between parallel lines with the easterly margin of Eighteenth Avenue, South, to the northerly margin of a 120-foot alley measuring 115 feet thereon.

Containing 17,250 square feet or 0.40 acre, more or less, by scale.

Parcel Two

Being part of Lot No. 137 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, R.O.D.C., located in the northeast quadrant of the intersection of Broadway and Eighteenth Avenue, South, and described as follows:

Said parcel fronts 103.5 feet on the northerly margin of Broadway and runs back with the easterly margin of Eighteenth Avenue, South, 151.7 feet to the southerly margin of a 12-foot alley measuring 99.25 feet thereon and measuring 121.65 feet along the easterly line.

Containing 13,600 square feet or 0.31 acre, more or less, by scale.

Parcel Three

Being part of Lot No. 143 on the plan of the Boyd Home Tract, as of record in Book 21, Page 39, R.O.D.C., located on the southerly margin of Broadway and described as follows:

Said parcel fronts 108.1 feet on the southerly margin of Broadway, being 240.1 feet easterly of the easterly margin of Nineteenth Avenue, South, said parcel runs back 155.2 feet on the westerly line and 175 feet on the easterly line and measuring 104.8 feet on the rear line.

Containing 17,100 square feet or 0.39 acre, more or less, by scale.

Parcels One, Two and Three being the same property conveyed to Connecticut Mutual Life Insurance Company by deed from 1717 Corporation of record in Book 3615, Page 272, Register's Office for Davidson County, Tennessee.

Subject to the following exceptions:

1. 1980 Metropolitan Government Real Estate Taxes, which have been prorated.

2. Agreement with City of Nashville of record in Book 2596; page 411, said Register's Office, providing and reciting certain violations of the zoning laws and agreeing between the 1717 Corporation, and its assigns, and the City of Nashville that when, as and if, the land described herein was ever sold, that the same must be sold as a whole and not as two separate tracts, as acquired by said Corporation.

3. Agreement and covenant of record in Book 2999, page 303, said Register's Office, providing that a terrace and stairway built above the sidewalk grade and within the required setback from the street shall be maintained. Said agreement further provides that the portion of terrace and stairway falling within the required setback will be removed without cost to the public and at the owner's expense when all of the structures on the same side of the street within said block are required to comply with the setback requirements of the zoning regulations.

4. Lease agreements between Connecticut Mutual Life Insurance Company and Tennessee Valley Authority of record in Book 4632, page 81, in Book 5182, page 702, in Book 5614, page 669, and in Book 5510, page 220, said Register's Office.

5. Rights of tenants under existing leases.

IDENTIF. REFERENCE
AUG 20 3 24 PM '80
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G0 3 4 8 3

68/20 5339.42 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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	2,056,213.00		
			5346.12	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 5358.62
			6990A08/20/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.3.4.8.3

T
IDENTIF. REFERENCE

AUG 20 3 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775023