BOOK 5778 PAGE 660

561 08/04 1312.50- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FLE

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Murray Milliken and	Gulf Life Insurance Company	
Jack T. Pitt (NAME)	Gulf Life Tower (NAME)	120-6 Part
P.O. Box 2757 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	33 & 45 Js
Nashville TN 37219 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles W. Mars, and wife, Ruby G. Mars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Murray Milliken and Jack T. Pitt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(For description of property See Exhibit A attached hereto and incorporated herein by reference)

IDENTIF. REFERENCE

AUG 4 3 11 PM '81

FELIX Z. WILSON JR. REGIST.
DAVIDSON COUNTY, TENN.

65.38.32

unimproved ( )
This is improved (X) property, known as (House Number) (Street) (P. O. Address) (City or 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand S this 31st day of July, 19 81

Charles W. Mars
CHARLES W. MARS

Ruby G. Mars.
RUBY G. MARS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named Charles W. Mars, and wife Ruby G. Mars, the bargainor S 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 Nashville, Tennessee, this 31st day of July, 1981.

Commission Expires: 1-22-84

Stephen C Baker
Notary Public

STEPHEN C. BAKER NOTARY PUBLIC STATE AT LARGE

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such.

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM

CHARLES W. MARS, AND WIFE,

RUBY G. MARS

TO

J. MURRAY MILLIKEN AND

JACK T. PITT

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 500,000

J. Murray Milliken

Subscribed and sworn to before me this 31st day of July, 1981

My Commission Expires: 1-22-84

Stephen C Baker
Notary Public

STEPHEN C. BAKER NOTARY PUBLIC STATE AT LARGE

EXHIBIT A

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D E S C R I P T I O N

120-6 Parts

PARCEL I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sky Harbor Subdivision, of record in Book 5210, page 387, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the northerly margin of Murfreesboro Road and the easterly margin of the right of way of the spur track of the L & N Railroad at an iron pin; thence with the chord of a curve (along Railroad right of way) having a radius of 513.69 feet and a length of 366.77 feet, N 39° 57' 34" E 359.04 feet to a point; thence S 55° 44' E 89.58 feet to a point; thence S 34° 18' W 360.80 feet to a point in the northerly margin of Murfreesboro Road; thence with a chord of a curve having a radius of 3933.09 feet and a length of 125.50 feet, N 54° 07' 16" W 125.48 feet to the point of beginning, said lot containing 1.07 acres.

Being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by deed from Henry Hudson and wife, Ruth C. Hudson, of record in Book 5147, page 767, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by deed from Henry Hudson and wife, Ruth Hudson, of record in Book 5271, page 554, said Register's Office.

PARCEL II

120-6-Par 33

The following described easements as shown on the Plan of Sky Harbor Subdivision, of record in Book 5210, page 387, Register's Office for Davidson County, Tennessee.

(1) A non-exclusive twenty (20) foot ingress and egress easement for use in connection with Lot No. 1 as shown on the Plan of Sky Harbor Subdivision, of record in Book 5210, page 387, said Register's Office.

(2) A ten (10) foot easement for a water line to serve Lot No. 1 as shown on the above referenced plan of Sky Harbor Subdivision.

Being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by deed from Henry Hudson and wife, Ruth C. Hudson, of record in Book 5116, page 79, said Register's Office, and being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by deed from Henry Hudson and wife, Ruth Hudson, of record in Book 5271, page 554, said Register's Office.

The above described property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes -- a lien but not yet due and payable. (2DA 51325)

2. Lack of direct access to the controlled access highway on a portion of the Murfreesboro Road frontage, as such right of access has been vested in the State of Tennessee by decree entered in Minute Book 9, page 29, Fifth Circuit Court of Davidson County, Tennessee, in the cause of the State of Tennessee vs. Loula May Smith, et al, a certified copy of which is of record in Book 4037, page 973, said Register's Office. (Applies to Parcels I and II)

3. Deed of trust from Henry Hudson and wife, Ruth C. Hudson to J. Robert Cannon, Trustee, dated August 23, 1967, of record in Book 4168, page 229, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $180,000.00, payable to First American National Bank of Nashville, and assigned to Provident Life and Accident Insurance Company, Chattanooga, Tennessee by instrument of record in Book 4208, page 819, said Register's Office. (Applies to Parcel II)

4. Financing statement of record in Book 4208, page 818, said Register's Office, in favor of Provident Life and Accident Insurance Company, covering all chattels located on said real property, further securing the indebtedness evidenced by the deed of trust shown in No. 3 above. By Continuation Statement of record in Book 4663, page 50, said Register's Office, dated December 1, 1972 and filed for record December 8, 1972, the lien of said financing statement was continued. (Applies to Parcel II)

5. Deed of trust from Henry Hudson and wife, Ruth C. Hudson to J. Robert Cannon, Trustee, dated July 25, 1968, of record in Book 4255, page 65, and amended in Book 4265, page 515, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $255,000.00, payable to Gulf Life Insurance Company of Jacksonville, Florida. (Applies to Parcel I)

6. Assignment of Lease from Charles W. Mars and wife, Ruby G. Mars to Provident Life and Accident Insurance Company, of record in Book 5368, page 268, said Register's Office, copy of which is attached hereto. (Applies to Parcel II)

7. A ten (10) foot sewer line easement across Lot No. 1 as shown on the plan of Sky Harbor Subdivision serving the office building located on Lot No. 2 of said plan.

8. A ten (10) foot sewer line easement across Lot No. 1 as shown on the plan of Sky Harbor Subdivision serving building known as Wilson building as shown on said plan.

9. Easements, notes, and restrictions and terms of owner's certificate as shown on plan of Sky Harbor Subdivision of record in Book 5210, page 387, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			500000.00-	CO
			1300.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	1312.50-
			0561A08/04/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5.38 32

T

IDENTIF. REFERENCE

AUG 4 3 11 PM 8

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836334