NAME & ADDRESS NEW OWNERS: SEND TAX BILLS TO: MAP & PARCEL NO:

236 Fourth Avenue, North,
a Limited Partnership,
c/o The Tomlin Company
1000 Fidelity Federal Bldg.
Nashville, Tn. 37219

236 Fourth Avenue, North,
a Limited Partnership
c/o The Tomlin Company
1000 Fidelity Federal Bldg.
Nashville, Tn. 37219

93-2-3-140

SPECIAL WARRANTY DEED

THIS INDENTURE entered into between Metropolitan Federal Savings and Loan Association (successor to First Federal Savings and Loan Association of Nashville by merger), a corporation organized and existing under the laws of the United States of America, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and 236 Fourth Avenue, North, a Tennessee Limited Partnership, of which J. Michael Tomlin and John C. Neff, are the general partners, their successors, heirs and assigns, hereinafter called Grantee.

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors or the heirs and assigns of the partners, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 52 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated July 9, 1949, as follows:
>
> Beginning at a point at the southeast corner of 4th Avenue North and Union Street; thence with the easterly margin of 4th Avenue North, southwardly 77 feet 2-1/2 inches to a point at the north face of the wall of the property formerly owned by Morgan; thence with the north face of said wall eastwardly 48 feet 8-1/2 inches to a point at the northeast corner of said Morgan property; thence with the east face of the easterly wall of the Morgan property southwardly 21 feet 7-1/2 inches to a point in the northerly line of the McGavock Building; thence with the northerly line of the McGavock Building eastwardly 33 feet 1-1/2 inches to a point; thence northwardly 98 feet 8 inches to a point in the southerly margin of Union Street; thence with the southerly margin of Union Street westwardly 37 feet 2-1/2 inches (37 feet 2-1/4 inches by deed) to a point; thence continuing with said southerly margin of Union Street in a straight line westwardly 44 feet 4-1/2 inches to the point of beginning.

This instrument prepared by
[illegible] & WHITE
[illegible]
[illegible] 37219

E.T. Rev 12

Being the same property conveyed to First Federal Savings and Loan Association of Nashville, now Metropolitan Federal Savings and Loan Association by merger, by deed from John H. Cheek and wife, Susan G. Cheek, of record in Book 2018, page 228, Register's Office for Davidson County, Tennessee, and by deed from Irene W. Ginsberg and husband, Sol Ginsberg, of record in Book 2106, page 61, of said Register's Office.

This conveyance is subject to all applicable zoning ordinances and building code regulations, and all easements and restrictions as may be applicable.

This conveyance is made subject to taxes for the year 1982 which are not yet due and payable and are assumed by the Grantee.

The conveyance is likewise made subject to a lease of a portion of the third floor of the premises to the Singer Manufacturing Company, a copy of which has been furnished to the Grantee; and the Grantor does hereby transfer and assign to the Grantee all of its rights as Lessor under said lease.

This property is improved, and is the property upon which the present building known as First Federal Savings and Loan Association Building now stands at the corner of Union Street and Fourth Avenue, North, in the City of Nashville, Tennessee.

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 or the heirs and assigns of the partners forever.

Grantor covenants and binds itself and its successors to warrant and forever defend the title to the land to the said Grantee, its successors or the heirs and assigns of the partners, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 1st day of January, 1982.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By _____
Thomas I. Holman, Chairman

ATTEST:

_____
G. S. Scoville, Secretary

STATE OF TENNESSEE)

BOOK 5838 PAGE 408

COUNTY OF DAVIDSON)

Before me, Brenda R. Slayden, a Notary Public within and for the State and County aforesaid, personally appeared Thomas I. Holman and G. S. Scoville, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be Chairman and Secretary, respectively, of Metropolitan Federal Savings and Loan Association, the within named bargainor, a corporation, and that they as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas I. Holman as such Chairman, and attesting the same by the said G. S. Scoville, as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, on this 6th day of January, 1982.

Brenda R Slayden
Notary Public

My Commission Expires:

[illegible]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,400,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

G 7 4 3 9 3

IDENTIF. REFERENCE

JAN 6 3 27 PM '82

FEE $ [illegible] REGISTER DAVIDSON COUNTY, TENN.

[illegible]

Sworn to and subscribed before me this 6th day of January, 1982.

Shirley L Johnson
Notary Public

My Commission Expires:

7-21-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5838 PAGE 409

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	2,400,000.00		
			2400.00 CO TX	
			.50 PRFEE	
			5.00 MISC	
			CHECK 2405.50-	
			6101A01/05/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.74393

IDENTIF. REFERENCE

JAN 6 3 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860892