file

BOOK 5959 PAGE 689

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| William H. Freeman, Trustee | SAME | Map 92-16 |
| 2200 Hillsboro Road | | Pars. 174, 175 |
| Nashville, Tennessee 37212 | | 182, 203 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 2,950,000.00

W. H. Freeman
AFFIANT

Lee Vaulx Ellis
NOTARY PUBLIC

My Comm. Expires: 7-21-85

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, West End Executive Building, Ltd., a Mississippi limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto William H. Freeman, Trustee, hereinafter called the GRANTEE, his successors and assigns the following described land in Davidson County, Tennessee, to wit:

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, October 14, 1982, and October 28, 1982 (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, said Register's Office, 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, said Register's Office, 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, said Register's Office, 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 West End Executive Building, Ltd., by deed from Connecticut Mutual Life Insurance Company of record in Book 5640, page 9, said Register's Office.

This is improved property located at 1717-1719 West End Avenue, Nashville, Tennessee, 37203.

Said property is transferred subject to the following limitations, restrictions and encumbrances:

1. Taxes for 1982.

2. Terms and Conditions of Lease Agreements by and between The Connecticut Mutual Life Insurance Company and Tennessee Valley Authority, of record in Book 4632, page 81, and Book 5182, page 702, Book 5510, page 220, and Book 5614, page 669, said Register's Office.

3. Assignment among The Connecticut Mutual Life Insurance Company and West End Executive Building, Ltd., and Tennessee Valley Authority, dated August 1, 1980, of record in Book 5694, page 579, said Register's Office.

4. Terms and Conditions of Lease Agreements by and between West End Executive Building, Ltd., and Tennessee Valley Authority, of record in Book 5694, page 560, Book 5766, page 381, Book 5804, page 114, and Book 5934, page 672, said Register's Office.

5. 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 a portion of Parcel One (1717 Building) and Parcel Two must be sold as a whole and not as separate tracts.

6. Agreement and covenant of record in Book 2999, page 303, said Register's Office, pertaining to a terrace and stairway built above the sidewalk grade and within the required setback from the street.

7. Rights of tenants in possession.

TO HAVE AND TO HOLD the said tracts or parcels 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 parties. Whenever 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 its hand this 1st day of November, 1982.

WEST END EXECUTIVE BUILDING, LTD.

BY: J. A. Brown
J.A. Brown, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J.A. Brown, with whom I am personally acquainted, and who upon oath acknowledged himself to be a general partner of West End Executive Building, Ltd., the within named bargainor, a limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1982.

Betty R. Lawson
NOTARY PUBLIC

My Commission Expires: 4-22-84

BETTY R. LAWSON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

H 15686

IDENTIF. REFERENCE

Nov 3 3 37 PM '82

FELIX Z. WILSON II. REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | Co. | 2,950,000.00 | | |
| | | | 7670.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 7679.50- |
| | | | 7091A11/03/82 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 15686

IDENTIF. REFERENCE

NOV 3 3 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908430