BOOK 6185 PAGE 201

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Federal Deposit Insurance
Corporation
P.O. Box 440
Knoxville, Tennessee 37901

Send Tax Bills to:
Same

Map: 109
Parcel: 12
Field Book: 83-08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, including the release of those certain deeds of trust of record in Book 5660, page 381, Book 5670, page 385, Book 5768, page 102, and Book 5819, page 93 and in partial satisfaction of the total indebtedness secured by said four deeds of trust in accordance with the terms set forth in that certain agreement dated April 13, 1983 by and between United Southern Bank of Nashville, C & C Bank of Washington County, and Tower Associates, the receipt of all of which consideration is hereby acknowledged, TOWER ASSOCIATES, a Tennessee Limited Partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to the FEDERAL DEPOSIT INSURANCE CORPORATION, in its corporate capacity as liquidator of C & C Bank of Washington County and United Southern Bank of Nashville (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to: 1983 taxes which have been prorated and assumed by the Grantee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of November, 1983.

TOWER ASSOCIATES, a Tennessee Limited Partnership

By: _____
General Partner

IDENTIF. REFERENCE
Dec 1 10 59 AM '83
H 9 3 6 6

STATE OF Tennessee)
)
COUNTY OF Washington)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David C. Combs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Tower Associates, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Johnson City, Tennessee, this 22 day of November, 1983.

Betty L. Wood
Notary Public

My Commission Expires: October 27, 1987

STATE OF Tennessee)
)
COUNTY OF Washington)

The actual consideration or value, whichever is greater, for this transfer is $878,000.00.

David C. Combs
Affiant

Subscribed and sworn to before me, this 22 day of November, 1983.

Betty L. Wood
Notary Public

My Commission Expires: October 27, 1987

EXHIBIT A

A tract or parcel of land lying in the Second Civil District of Nashville, Davidson County, Tennessee and designated as "Reserved for Future Development" on the plat of Section I, Lincoya Bay as of record in Book 4460, Page 153 Register's Office for Davidson County, Tennessee, being more particularly described according to a survey dated June 16, 1983 by Kevin Tucker & Associates, P.C., as follows:

Beginning at an iron pin in the easterly margin of Pleasant Hill Road, said point being 3,250 feet, more or less, in a southerly direction along the easterly margin of Pleasant Hill Road from Stewarts Ferry Pike; thence South 82° 09' East, 530.20 feet to an iron pin; thence South 79° 46' East, 758.64 feet to a point; thence South 77° 38' East, 170.00 feet to an iron pin, being the Point of Beginning; thence South 13° 29' 31" East, 211.36 feet to an iron pin; thence South 20° 05' 20" West, 144.98 to an iron pin; thence South 41° 11' 37" West, 134.96 feet to an iron pin; thence South 86° 06' 59" West, 159.90 feet to an iron pin; thence South 10° 58' 08" West, 107.00 feet to an iron pin; thence North 79° 21' 00" West, 119.30 feet to an iron pin; thence South 75° 38' 01" West, 249.85 feet to an iron pin; thence North 74° 20' 50" West, 399.74 feet to an iron pin; thence South 08° 42' 53" West, 540.09 feet to a concrete monument; thence South 08° 02' 58" West, 517.18 feet to a concrete monument; thence South 82° 58' 14" East, 847.68 feet to a concrete monument; thence South 82° 26' 33" East, 589.80 feet to a concrete monument; thence North 16° 54' 35" West, 329.83 feet to an iron pin; thence North 11° 07' 00" East, 473.79 feet to an iron pin; thence North 42° 19' 44" East, 259.07 feet to an iron pin; thence North 04° 18' 35" East, 450.69 feet to a point in the southerly boundary of the property conveyed to the Metropolitan Government of Nashville, Davidson County, by deed of record in Book 5029, Page 977 for a sewage treatment plan; thence North 79° 06' 17" West, 100.00 feet to a point; thence North 04° 18' 35" East, 200.00 feet to a point; thence North 79° 06' 17" West, 163.18 feet to a concrete monument; thence North 77° 39' 27" West, 223.78 feet to a iron pin, being the Point of Beginning, which property contains 39.67 acres, more or less.

Subject to: (1) a 20 foot sewer easement of record in Book 5406, Page 470, Register's Office for Davidson County; and

(2) a 50 foot utility and access easement across the northerly portion of the above-described property as shown on the plat of record in Book 4460, Page 153, Register's Office for Davidson County.

Together with a 50-foot easement for ingress and egress and for utilities located along the westerly line of the property designated as "Phase I" of Lincoya Bay on the plat of record in Book 4460, Page 153, Register's Office for Davidson County, Tennessee and then extending westerly to Pleasant Hill Road, all as shown on the plat of record in Book 4460, Page 153, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Tower Associates by deed from United American Bank of Nashville of record in Book 5670, page 380, Register's Office for Davidson County, Tennessee.