STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,392,230.02

Affiant

Subscribed and sworn to before me, this 22nd day of March, 1984.

Notary Public

My Commission expires: 7/27/86

BOOK 6254 PAGE 632

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Quality Growth Associates,
a general partnership

Send Tax Bills to:
c/o Morstan Development Company, Inc.
1633 Broadway
New York, NY 10019

Map-Parcel Numbers
93-6-1-16
93-6-1-17
93-6-1-24
93-6-1-18
93-6-1-13
93-6-1-20
93-6-1-22
93-6-1-23

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE CITY CENTRE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto QUALITY GROWTH ASSOCIATES, A GENERAL PARTNERSHIP COMPOSED OF CAPITAL CITY TOWER ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP AND SINATE, INC., A DELAWARE CORPORATION, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 100 and 101 on the Original Plan of Nashville, not of record, and described according to the survey made by Michael V. Holmes & Associates, Inc., dated October 22, 1981, as finally revised March 20, 1984, as follows:

Beginning at a point in the east right-of-way of Sixth Avenue North and the South right-of-way of Union Street; thence running with the right-of-way of Union Street North 62 deg. 51 min. 42 sec. East 172.00 feet to an iron pin in the west right-of-way of a 16 foot alley; thence South 26 deg. 39 min. 59 sec. East 337.10 feet to a P.K. nail; thence South 62 deg. 52 min. 32 sec. West 172 feet to a P.K. nail in the East right-of-way of Sixth Avenue North; thence North 26 deg. 40 min. 02 sec. West 337.06 feet to the point of beginning, containing 57,974.786 square feet or 1.331 acres.

Being the same property conveyed to The City Centre Partnership, a Tennessee general partnership by instruments of record in Book 5886, page 979, Book 5886, page 983, Book 5886, page 996, and Book 5886, page 989, as re-recorded in Book 5889, page 609, all of record in the Register's Office for Davidson County, Tennessee.

03/22 [illegible] 22-CHECK
2192

Together with the easements, rights-of-way, privileges, appurtenances, estate, title and interest, including all strips and gores, if any, and rights to the same, and further including all right, title and interest, if any, of said Grantor in and to any land lying in the bed of any street, road or avenue in front of or adjoining subject property, thereto belonging.

BOOK 6254 PAGE 683

This conveyance is made subject to 1984 Metro real estate taxes, which have not been prorated but assumed by Grantee.

TO HAVE AND TO HOLD said tract or parcel of land to 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of March, 1984.

THE CITY CENTRE PARTNERSHIP
A TENNESSEE GENERAL PARTNERSHIP

By: David R. Emery
David R. Emery, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Lucy Jamison, of the State and County aforesaid, personally appeared David R. Emery, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be managing partner of THE CITY CENTRE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

WITNESS my hand and official seal, this 22nd day of March, 1984.

Lucy Jamison
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7/27/86

I 10533

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6254 PAGE 684

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 AMT 1392,230.02

19219.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 19226.22-
2192A03/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1105331
IDENTIF. REFERENCE
Mar 22 11 05 AM '84
REGISTER

No. 22143