This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6261 PAGE 130

Address New Owner:
Robert C. H. Mathews, Jr.,
Trustee
P. O. Box 22149
Nashville, Tennessee 37202

Send Tax Bills to:
New Owner

Map:
Parcel: See Exhibit C
Field Book: hereto

# SPECIAL 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 considerations, the receipt of which is hereby acknowledged, LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT C. H. MATHEWS, JR., TRUSTEE, with full power to sell, transfer, convey, and/or mortgage without the joinder of any beneficiary (the "Grantee"), its successors and assigns, all those tracts or parcels of land described in Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his 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 set forth in Exhibit B hereto. 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 claiming by, through or under it but no further or otherwise.

Whenever used, 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 caused this instrument to be executed by its duly authorized officer on this 29th day of March, 1984.

LIFE AND CASUALTY INSURANCE
COMPANY OF TENNESSEE

By: _____
Goodloe S. Chaffin,
Second Vice-President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Goodloe S. Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Second Vice-President of the Life and Casualty Insurance Company of Tennessee, the within named bargainor, a corporation, and that he as such Second Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Second Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of March, 1984.

_____
Notary Public

My Commission Expires: 1/20/85

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )



The actual consideration or value, whichever is greater, for this transfer is $23,600,000.00.

Affiant

Subscribed and sworn to before me,
this 29th day of March, 1984.

Notary Public

My Commission Expires: 1/20/85

TRACT A

PARCEL 1: Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Church Street, and on the east by Fourth Avenue North, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, as follows:

Beginning at a point at the intersection of Fourth Avenue North and Church Street; thence, S 29° 51' E, 130.95 feet; thence, leaving Fourth Avenue North, S 60° 14' W, 118.95 feet to alley No. 66; thence, N 29° 51' W, 11.64 feet; thence, N 60° 14' W, 11.94 feet; thence, N 30° 01' W, 119.13 feet, to the southerly margin of Church Street; thence, with Church Street, N 60° 09' E, 131.24 feet to the point of beginning containing 17,011 square feet or 0.391 acre, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 162, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

PARCEL 2: A triangular portion of land being the northeasterly corner of Alley No. 66 on the maps of the Metropolitan Government of Nashville and Davidson County said portion of Alley No. 66 having been closed by Ordinance No. 54-443 and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, as follows:

Beginning at a point in the southerly margin of Church Street, said point being S 60° 09' W 131.24 feet from the westerly margin of Fourth Avenue North; then S 30° 01' E 119.13 feet to a point; thence N 60° 14' E 6.64 feet to the point of beginning; thence N 60° 14' E 5.30 feet to a point; thence S 29° 51' E 5.24 feet to a point; thence northwestwardly 7.46 feet to the point of beginning containing 13.896 square feet, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 162, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Fourth Avenue, North, on the west by Alley No. 66 and on the south by Alley No. 54, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, as follows:

Beginning at a point in the westerly margin of Fourth Avenue, North, 130.95 feet from the southerly margin of Church Street; thence, with said Street, S 29° 51' E, 102.31 feet to Alley No. 54; thence, with Alley 54, S 59° 32' W, 118.96 feet to Alley No. 66; thence, N 29° 51' W, 103.76 feet; thence, N 60° 14' E, 118.95 feet to the point of beginning containing 12, 256 square feet or 0.281 acre, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 150, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Church Street and on the south by Alley No. 54, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, as follows:

Beginning at a point in the southerly margin of Church Street, 131.24 feet from the westerly margin of Fourth Avenue, North; thence, S 30° 01' E, 234.67 feet to a point where the north margin of Alley No. 54 intersects with the west margin of Alley No. 66; thence, with the north margin of Alley No. 54, S 59° 32' W, 60.94 feet to the southeast corner of Parcel No. 87; thence, with the east line of said Parcel 87, N 30° 01' W, 235.33 feet to a point in the south margin of Church Street; thence, with said Street, N 60° 09' E, to the point of beginning containing 14,321 square feet or 0.329 acre, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 195, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

TRACT D

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Fifth Avenue, North, on the north by Alley No. 54 and on the east by Alley No. 67, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 23, 1983, as follows:

The point of beginning is described as the point of intersection of the east margin of Fifth Avenue, North, the south margin of Alley No. 54; thence, with the south margin of said Alley, N 59° 32' E, 169.08 feet to a point in the west margin of Alley No. 67; thence, with Alley No. 67, S 30° 02' E, 125.16 feet; thence, with the north lines of Parcels 93 and 94, S 59° 37' W, 169.23 feet to a PK nail in building joint, said point also being in the east margin of 5th Avenue; thence, N 29° 58' W, 124.91 feet to the point of beginning containing 21,149 square feet or 0.486 acre, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 158, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

TRACT E

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by 4th Avenue, North, on the east by Alley No. 10 (Printers Alley) and lying between Commerce Street and Church Street, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 22, 1983, revised December 29, 1983, as follows:

Beginning at an existing PK spike in the east margin of 4th Avenue, North, said point being 186.3 feet southerly from the south margin of Church Street; thence, with the south side of Parcel 100, N 59° 29' E, 173.50 feet to a point in the west margin of Alley No. 10; thence, with said Alley, S 30° 08' E, 103.20 feet; thence, with the north line of Parcel No. 103, S 59° 33' W, 174.00 feet to a point in the east margin of 4th Avenue, North; thence, N 29° 51' W, 103.00 feet with said Avenue to the point of beginning containing 17,912 square feet or 0.411 acre, more or less.

Being the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from First American National Bank of Nashville of record in Book 4280, page 848, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest in and to the easements, rights and licenses granted to Grantor by the Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. 72-137.

TRACT F

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by 3rd Avenue, North, on the west by Alley No. 10 (Printers Alley), and lying between Commerce Street and Church Street, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated December 22, 1983, revised December 29, 1983, as follows:

Beginning at a point in the west margin of 3rd Avenue, North, said point being 159.56 feet southerly from the south margin of Church Street and being the southeast corner of Parcel 113; thence, with the west margin of 3rd Avenue, North, S 29° 57' E, 137.50 feet to the northeast corner of Parcel 109; thence, with the north line of Parcel 109, S 59° 41' W, 174.00 feet to a point in the east margin of Alley No. 10; thence, with said Alley, N 30° 00' W, 137.15 feet to the southwest corner of Parcel 113; thence, with the south line of Parcel 113, N 59° 35' E, 174.12 feet to the point of beginning containing 23,900 square feet or 0.549 acres, more or less.

Being the same property conveyed to Life Insurance Company of Tennessee, a Tennessee corporation, by deed from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 4247, page 167, and Book 4247, page 192, Register's Office for Davidson County, Tennessee, the said Life Insurance Company of Tennessee having since changed the corporate name to Life and Casualty Insurance Company of Tennessee by corporate resolution of record in Book 4202, page 107, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Life and Casualty Insurance Company of Tennessee by deed from Charles Feigenbaum and wife, Mollie Feigenbaum, and Harry Stern and wife, Marilyn Stern, of record in Book 4565, Page 606, Register's Office for Davidson County, Tennessee.

RUSH
IDENTIF. REFERENCE
MAR 30 4 01 PM '84
REGISTER
DAVIDSON COUNTY, TN
112489

## EXCEPTIONS

TRACT A — Life and Casualty Tower

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6-1
   Parcel 89
   Field Book Number 6W-4300

2. Easements for the construction, operation, repair and rebuilding of utilities contained in Bill No. 54-443, City of Nashville, dated January 7, 1955, not of record.

3. Permanent Easement to the City of Nashville for the construction and maintenance of a public street and highway of record in Book 2651, page 35, Register's Office for Davidson County, Tennessee.

TRACT B — Chamber of Commerce Building

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6-1
   Parcel 90
   Field Book Number 6W-275

TRACT C — Crescent Building

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6-1
   Parcel 88
   Field Book Number 6W-4320

TRACT D — Fifth Avenue Garage

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6-1
   Parcels 91 and 92
   Field Book Numbers 6W-800 and 810

TRACT E — Fourth Avenue Garage

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6
   Parcel 1101
   Field Book Number 5W-4075

2. Declaration of Restrictions of record in Book 4679, page 640, Register's Office for Davidson County, Tennessee.

3. Terms, Conditions and Limitations contained in Bill No. 72-137, Metropolitan Government of Nashville and Davidson County, dated April 11, 1972, not of record.

TRACT F — Third Avenue Garage

1. Taxes for 1984, which have been prorated and assumed by Grantee.
   Map 93-6
   Parcel 1110 and 1112
   Field Book Numbers 5W-2815
   5W-2830

2. Declaration of Restrictions of record in Book 4679, page 640, Register's Office for Davidson County, Tennessee.

3. Terms, Conditions and Limitations contained in Bill No. 72-137, Metropolitan Government of Nashville and Davidson County, dated April 11, 1972, not of record.

TRACT A — Life and Casualty Tower

Map: 93-6-1
Parcel: 89
Field Book No.: 6W4300



This is improved property known as 401 Church Street, Nashville, Tennessee.

TRACT B — Chamber of Commerce Building

Map: 93-6-1
Parcel: 90
Field Book No.: 6W-275

This is improved property known as 159 Fourth Avenue, North, Nashville, Tennessee.

TRACT C — Crescent Building

Map: 93-6-1
Parcel: 88
Field Book No.: 6W-4320

This is improved property known as 411-13 Church Street, Nashville, Tennessee.

TRACT D — Fifth Avenue Garage

Map: 93-6-1
Parcels: 91 and 92
Field Book No.: 6W-800
6W-810

This is improved property known as Life and Casualty Parking Center, 144-154 Fifth Avenue, North, Nashville, Tennessee.

TRACT E — Fourth Avenue Garage

Map: 93-6
Parcel: 1101
Field Book No.: 5W4075

This is improved property known as 158-60 Fourth Avenue, North, Nashville, Tennessee.

TRACT F — Third Avenue Garage

Map: 93-6
Parcel: 1110
Field Book No: 5W-2815

This is improved property known as 173-75 Third Avenue, North, Nashville, Tennessee.

Map: 93-6
Parcel: 1112
Field Book No.: 5W2830

This is improved property known as 177-85 Third Avenue, North, Nashville, Tennessee.

03/30-61390.50-CHECK

4821

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

RECEIVED OF _____

FOR _____

BOOK 6261 PAGE 140

| | | |
|---|---|---|
| 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 |
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| | CO | 23,600,000.00 | | |
| | | | 61360.00 CSTAX | |
| | | | .50 PRFES. | |
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| | | | CHECK 61390.50- | |
| 4821 | A03/30/84 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 12489

IDENTIF. REFERENCE

MAR 30 4 01 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 24691