This Instrument Prepared By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Citizens Plaza, Ltd. c/o JMR Investments, Ltd. Suite 1165, Vanderbilt Plaza 2100 West End Avenue Nashville, Tennessee 37203	Same	Map 93-2-3 Parcel 13 Part of Map 93-2-3 Parcel 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Citizens Bank Building Limited Partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Citizens Plaza, Ltd., hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in the First Civil District of Davidson County, Tennessee, located between Deaderick Street and Charlotte Avenue and between Fourth Avenue, North and Fifth Avenue, North, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way of Deaderick Street and the westerly right-of-way of Fourth Avenue, North; thence, with northerly right-of-way of Deaderick Street S 62° 48' 35" W, 177.60 feet to a point; thence, leaving said right-of-way, N 27° 35' W, 24.00 feet to a point; thence, N 62° 48' 35" E, 11.34 feet to a point; thence, N 27° 35' W, 123.49 feet to a point in the southerly right-of-way of Charlotte Avenue; thence, with said right-of-way, N 62° 19' 04" E, 166.17 feet to a point in the westerly right-of-way of Fourth Avenue, North; thence, with said right-of-way, S 27° 37' 02" E, 148.92 feet to the point of beginning, containing 24,906 square feet or 0.57 acre, more or less, described according to a boundary survey and drawing by Barge, Waggoner, Sumner & Cannon, Inc., dated March 29, 1984.

Being the same property conveyed to Citizens Bank Building Limited Partnership, by deeds from the Metropolitan Development and Housing Agency, of record in Book 5692, page 98, and from Citizens Realty & Development Co., Inc., of record in Book 5693, page 804, and being part of the same property conveyed to Citizens Bank Buildng Limited Partnership, by deed from the Metropolitan Development and Housing Agency, of record in Book 5692, page 105, Register's Office for Davidson County, Tennessee.

Together will all right, title and interest which Grantor has, or ever may have, in and to adjoining street or streets, alley or alleys, or any other right-of-way or in any easement to which the above property is dominant or servient.

This conveyance is subject to: (1) Taxes for 1984, a lien, but not yet due and payable, (2) Deed of Trust, of record in Book 5697, page 510, and a Deed of Trust, of record in Book 5857, page 584, said Register's Office, which are expressly not assumed by GRANTEE, and which GRANTOR shall remain

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obligated to pay, (3) Restrictive Covenants, of record in Book 4464, page 522, said Register's Office, (4) Easements for utilities and reservations in instrument, of record in Book 5167, page 235, said Register's Office, and (5) Covenants, terms, conditions and restrictions contained in deeds of record in Book 5692, page 98, and in Book 5692, page 105, said Register's Office.

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, their heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR 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 heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by and through its duly authorized office or representative, this 30 day of March, 1984.

Citizens Bank Building Limited Partnership

By: CRD, Inc., General Partner

By: _____

Title: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared T. B. Boyd, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of CRD, Inc., a corporation, which is the general partner of Citizens Bank Building Limited Partnership, the within named bargainor, a partnership, and that he, as such president of the general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as president of the general partner.

Witness my hand and seal, this 30th day of March, 1984.

D. Reed Houk
Notary Public

My commission expires: My Commission Expires April 22, 1984

D. REED HOUK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

W. Mark Bell
Affiant

Sworn to and subscribed before me this 30th day of March, 1984.

D. Reed Houk
Notary Public

My commission expires: My Commission Expires April 22, 1984

D. REED HOUK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

IDENTIF. REFERENCE

APR 2 4 05 PM '84

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

11294 7

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

BOOK 6262 PAGE 622

RECEIVED OF _____

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 1,500,000.00

3900.00 CSTAX
.50 PRFEE
9.00 WDESD
CHECK 3909.50-
5382A04/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 9 4 7

IDENTIF. REFERENCE

APR 2 4 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25238