THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jerald H. Sklar
1100 First Tennessee Building
Memphis, Tennessee 38103

MAP 93-2-3
PARCEL 168

WARRANTY DEED

BOOK 6371 PAGE 82

THIS INDENTURE, made and entered into this 29th day of August, 1984, by and between DONNA MAUDE VRADENBURG, INDIVIDUALLY, AND AS THE EXECUTRIX OF THE ESTATE OF JOEL E. VRADENBURG, BARBARA GOODWIN, AS SUBSTITUTE TRUSTEE UNDER THE WILL OF JOEL E. VRADENBURG, and ARTHUR H. BUHL, III, parties of the first part and NASHVILLE/NOEL PROPERTY, a joint venture composed of Aldrich Investment Corporation, a Tennessee corporation, and Old Court Joint Ventures, Inc., a Maryland corporation, party of the second part,

WITNESSETH: that for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being land located in the 19th Councilmatic District of Nashville, Davidson County, Tennessee being part of lot 41 on the original Plan of the Town of Nashville, described according to a survey by Miller/Wihry, Inc. dated May 30, 1984 as follows:

Beginning at the intersection of the northern right of way of Church Street and the western right of way of Third Ave. North; thence with said right of way of Church Street south 59 degrees, 39 minutes, 12 seconds west a distance of 175.25 feet to the intersection of said Church Street right of way and the eastern right of way of Printers Alley; thence with the eastern right of way of Printers Alley north 37 degrees, 14 minutes, 27 seconds west a distance of 100.67 feet to a point; thence leaving said right of way north 59 degrees, 29 minutes, 43 seconds east along the common wall with the 207 Third Avenue Building, a distance of 175.28 feet to a point on the western right of way of Third Avenue North; thence with said right of way south 37 degrees, 13 minutes, 32 seconds east a distance of 101.15 feet to the point of beginning.

This being the same property conveyed to Joel E. Vradenburg and Arthur H. Buhl, III, by deed from Guaranty Title Trust Company, of record in Book 5069, Page 149, Register's Office of Davidson County, Tennessee. The said Joel E. Vradenburg having since died testate and devising said land to Donna Maude Vradenburg, Executrix, and Barbara Goodwin, Substitute Trustee, by his will, of record in Will Book W, Page 287, County Court Clerk's Office for Wilson County, Tennessee, and also recorded in Book 6118, Page 255, et seq. of the Register's Office for Davidson County, Tennessee, wherein said will also devised a personal interest in said land to Donna Maude Vradenburg.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, their heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the title and quiet possession thereto they will warrant and forever defend against

JHS 24/145

08/30 212.50- CHECK

5688

the lawful claims of all persons; and that the same is unencumbered, except for 1984 Metro taxes which are not yet due and payable, are prorated as of the date of this deed and which are assumed by the party of the second part, and a lease dated January 4, 1984 between the parties of the first part and Margaret L. Banniza, not of record.

Title to the aforedescribed real estate is vested in Donna Maude Vradenburg, individually, and as Executrix of the Estate of Joel E. Vradenburg, Barbara Goodwin, Substitute Trustee, and Arthur H. Buhl, III. Iris W. Buhl, wife of Arthur H. Buhl, III, for the consideration herein expressed, joins herein for the purpose of confirming the aforesaid status of title and does hereby grant, bargain, sell, convey and confirm unto the party of the second part, its heirs, successors, and assigns, all rights, claims and interest of every kind, character and description whatsoever, which she now has or hereafter may acquire in the aforedescribed real estate by virtue of her marriage, including but not limited to homestead and any interest in the aforedescribed real estate as all or part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee, but Iris W. Buhl does not join in the covenants and warranties of this indenture.

Donna Maude Vradenburg joins in, and executes this conveyance for the express purpose of conveying individually all of her right, title and interest in the land devised to her under the terms of the will of Joel Edward Vradenburg providing that she as Executrix shall convey to herself an interest in said land.

Barbara Goodwin, Substitute Trustee, joins in and executes this conveyance in her capacity as Substitute Trustee only, and not individually.

The word party as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS our hands at Nashville, Tennessee, this 29th day of August, 1984.

Donna Maude Vradenburg, Executrix
Donna Maude Vradenburg, as
Executrix of the Estate of
Joel E. Vradenburg

Donna Maude Vradenburg
Donna Maude Vradenburg

Barbara Goodwin
Barbara Goodwin, Substitute Trustee

Arthur H. Buhl III
Arthur H. Buhl, III

Iris W. Buhl
Iris W. Buhl

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Donna Maude Vradenburg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal at office this 29th day of August, 1984.

Thomas E. Watts
Notary Public

My Commission Expires:

7-18-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Barbara Goodwin, as Substitute Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal at office this 29th day of August, 1984.

Thomas E. Watts
Notary Public

My Commission Expires:

7-18-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Arthur H. Buhl, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at office this 29th day of August, 1984.

Thomas E. Watts
Notary Public

My Commission Expires:

7-18-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSDN)

BOOK 6371 PAGE 85

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Iris W. Buhl, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at office this 29th day of August, 1984.

Thomas E. Wall
Notary Pulbic

My Commission Expires:

7-18-87

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $2,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NASHVILLE/NOGL PROPERTY
BY: ALDRICH INVESTMENT CORP
Don Harris
By Affiant SENIOR VICE PRESIDENT

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

Thomas E. Wall
Notary Public

My Commission Expires:

7-18-87

Property Address:

300-314 Church Street

Mail Tax bills to: OWNER:

Aldrich Investment Corporation
45 Union Avenue
Memphis, Tennessee 38103

State Tax.	$	5,200.00
Register's Fee . . .	$	.50
Recording Fee. . . .	$	12.00
Total.	$	5,212.50

T.G. # 257005
WC # 23,443

RUSH

I 4 6 6 8 3

IDENTIFICATION REFERENCE

AUG 30 9 35 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6371 PAGE 86

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		2,000,000.00 CONV.		

5200.00 CSTAX
.50 PRFEE
12.00 NDEED
CHECK 5212.50-
6688A08/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 6 8 3

IDENTIF. REFERENCE

AUG 30 3 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065327