BOOK 6754 PAGE 831

PROJECT:	COUNTY:	TRACT:
MAP 93-02	DAVIDSON	RE-SUB OF PARCEL D(b) CAPITOL
PAR. 004, FB# 04W11808		HILL REDEVELOPMENT PROJECT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that

PARKWAY PROPERTIES, LTD., a Tennessee limited partnership, has bargained and sold, and by these presents does hereby transfer and convey unto the STATE OF TENNESSEE, its successors and assigns, the following described property, to-wit:

Land in the City of Nashville, County of Davidson, State of Tennessee, being Parcel D(b) on the Plan of the Resubdivision of Parcel "Db" of the Capitol Hill Redevelopment Project, of record in Plat Book 3106, page 46, Register's Office of Davidson County, Tennessee, and more fully described as follows:

BEGINNING at a point on the northerly side of James Robertson Parkway, said point being the southwest corner of Parcel D(a); thence, with a curve to the left, said curve having a radius of 955.0 feet, a central angle of 14 deg. 59' 00" a distance of 249.74 feet more or less to a point of compound curvature; thence, with a curve to the left, said curve having a radius of 703.0 feet, a central angle of 0 deg. 01' 16", a distance of 0.26 feet more or less; thence, leaving the northerly margin of James Robertson Parkway on a line with a bearing of North 19 deg. 42' 34" East, a distance of 208.78 feet more or less to the southerly line of 4th Avenue North; thence, along the southerly line of 4th Avenue North, in an easterly direction with a curve to the left, said curve having a radius of 180.0 feet, a central angle of 30 deg. 30' 42" a distance of 95.85 feet more or less to the end of said curve; thence, continuing with the southerly margin of 4th Avenue North, with a line whose bearing is South 82 deg. 12' 49" East a distance of 119.68 feet more or less to the northwesterly corner of Parcel D(a); thence, along the westerly margin of Parcel D(a) with a line whose bearing is South 7 deg. 47' 11" West a distance of 105.0 feet more or less to a point; thence continuing with the westerly margin of said Parcel D(a) with a line whose bearing is South 14 deg. 26' 15" West, a distance of 154.97 feet more or less to the point of beginning, and containing 51,083.9 square feet, more or less, according to a survey by John Kohl & Company, P. C., dated December 18, 1984.

Subject to restrictions filed for record January 22, 1958 in Book 2735, page 473, Register's Office, Davidson County, Tennessee.

Subject to setback lines and easements per the recorded plat of record in Plat Book 3106, page 46, said Register's Office.

IDENTIFICATION REFERENCE

65993

JAN 3 11 05 AM '86

FELIX A. [illegible]
DAVIDSON COUNTY, TENN.

RECEIVED

Being the same property conveyed to Parkway Properties, Ltd., by warranty deed from The Executive Committee of The Southern Baptist Convention of record in Book 6454, page 903 and re-recorded in Book 6456, page 498, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 ($3,800,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land to the said STATE OF TENNESSEE, its successors and assigns, forever.

And PARKWAY PROPERTIES, LTD. does covenant with the said STATE OF TENNESSEE 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.

And PARKWAY PROPERTIES, LTD. does further covenant and bind itself, its representatives, successors and assigns, to warrant and forever defend the title to the said tract or parcel of land to the said STATE OF TENNESSEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, PARKWAY PROPERTIES, LTD. has caused this instrument to be signed by its general partners on this the 2 day of January, 1986.

PARKWAY PROPERTIES, LTD.,
a Tennessee Limited Partnership

By: _____
L. Joe Edmondson, General Partner

_____
Terry A. Hill, General Partner

_____
John W. Marlin, General Partner

_____
David C. Wood, General Partner

_____
Timothy D. Mullaly, General Partner

McQUIDDY PRINTING CO., NASHVILLE, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, William W. Weems, a Notary Public of the State and County aforesaid, personally appeared L. Joe Edmondson, Terry A. Hill, John W. Marlin, David C. Wood and Timothy D. Mullaly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all the general partners of Parkway Properties, Ltd., the within named partnership, and that they as such general partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at office in Nashville, Tennesse, this 2nd day of January, 1986.

Notary Public

July 18, 1987
My commission expires:

THIS INSTRUMENT PREPARED BY:
William W. Weems, Attorney
699 West Main Street
Post Office Box 676
Hendersonville, Tennessee 37075

ADDRESS NEW OWNERS AS FOLLOWS
State of Tennessee
505 Deaderick St., Suite 1700
Nashville, Tennessee 37219