WARRANTY DEED

PROJECT	COUNTY	TRACT
	DAVIDSON	MAP 93-02-3 PARCEL 190

KNOW ALL MEN BY THESE PRESENTS: that

CITIZENS PLAZA, LTD., a Tennessee limited partnership, with principal offices in Nashville, Tennessee, has bargained and sold and by these presents does hereby transfer and convey unto the STATE OF TENNESSEE a certain tract of land located in the County of Davidson, State of Tennessee and 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 the northerly right-of-way of Deaderick Street S 62 degrees 48' 35" W, 177.60 feet to a point;

Thence, leaving said right-of-way, N 27 degrees 35' W, 24.00 feet to a point;

Thence, N 62 degrees 48' 35" E, 11.34 feet to a point;

Thence, N 27 degrees 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 degrees 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 degrees 37' 02" E, 148.92 feet to the point of beginning, containing 24,906 square feet or 0.57 acre, more or less, being Tract No. 1 on a survey plat by Barge, Waggoner, Sumner and Cannon, Inc., dated March 29, 1984 and recorded in Book 6200, page 32, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the Citizens Plaza, Ltd., by deed from Citizens Bank Building Limited Partnership, of record in Book 6262, page 619, Register's Office, Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of TWENTY-FIVE MILLION, THREE HUNDRED SIXTY THOUSAND, SIX HUNDRED THIRTY AND NO/100 ($25,360,630.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged.

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

And CITIZEN PLAZA, LTD. does covenant with the said STATE OF TNNESSEE 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 except for "Permitted Exceptions" as shown in EXHIBIT "A" hereto.

And CITIZENS PLAZA, LTD., further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said tract or parcel of land with improvements thereupon to the said STATE OF TENNESSEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, CITIZENS PLAZA, LTD. has caused this deed to be executed by its duly authorized general partner as of the 12 day of [illegible], 1986.

CITIZENS PLAZA, LTD., a
Tennessee limited partnership

By: JMR Investments, Ltd.
general partner

By: [signature]
William Marcus Gill,
general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Barbara L. Marsh a Notary Public of the State and County aforesaid, personally appeared WILLIAM MARCUS GILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner in JMR INVESTMENTS, LTD., the general partner of CITIZENS PLAZA, LTD., the within named bargainor, a partnership, and that WILLIAM MARCUS GILL as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner of the general partner of CITIZENS PLAZA, LTD.

Witness my hand and seal, this 1st day of July 1986.

Notary Public

My commission expires: 11/21/88

THIS INSTRUMENT PREPARED BY:
William W. Weems, Attorney
104 Hazel Path, P. O. Box 676
Hendersonville, Tennessee 37075

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

BOOK 6904 PAGE 672

EXHIBIT "A"

1. 1986 Real Property taxes, which have been prorated according to T.C.A. 67-5-201, et seq.

2. Unrecorded lease agreement dated March 1, 1984, by and between Citizens Plaza, Ltd., a Tennessee Limited Partnership, lessor d/b/a Citizens Plaza, and Citizens Savings Bank and Trust Company, a Tennessee Corporation, as amended.

3. Easement for any and all public utilities.

4. Restrictions recorded in Book 4464, page 522; Book 5692, page 98; Book 5692, page 105, Register's Office for Davidson County.

5. Easement for utilities and reservations in Ordinance No. 77-555, a certified copy of record in Book 5167, page 235, R.O.D.C.

6. Warranty Deeds from the Metropolitan Development and Housing Agency, of record in Book 5692, page 98, and Book 5692, page 105, R.O.D.C., containing various covenants, terms, conditions and restrictions affecting the subject property.

7. Subject to easements, conditions and other limitations as shown on the recorded plan of record in Plat Book 6200, page 32, R.O.D.C.

8. The effect of any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances).

16175

IDENTIFICATION REFERENCE

JUL 1 11 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$3.50