BOOK 6998 PAGE 415

kab718:10/01/86

FROM: Washington Manufacturing Company
TO: BNHH Properties, Inc.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

BNHH Properties, Inc.
1501 County Hospital Rd.
Nashville, Tennessee

"same"

93-8-32
93-8-35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,250,000.

Van E Hall
Affiant

Subscribed and sworn to before me, this the 1st day of October, 1986.

Notary Public

My Comm. Expires: 4-17-88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Washington Manufacturing Company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BNHH Properties, Inc., herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B.

This is improved property known as the KSA Building.

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, its successors, and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 as otherwise set out in Exhibit B; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4894 8

IDENTIF. REFERENCE

Oct 2 4 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF the undersigned has executed this Deed on behalf of Washington Manufacturing Company this 1st day of October, 1986.

WASHINGTON MANUFACTURING COMPANY,
a Tennessee Corporation

BY: Van E Hill

TITLE: Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Van E. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Washington Manufacturing Company, the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of October, 1986.

Sandra J. Bogle
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 13, 1987

EXHIBIT A

BOOK 6998 PAGE 417

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in the First Civil District, Davidson County, Tennessee, as shown on that certain plat of survey entitled "Boundary Survey of Benton Callis Property, 608 Crutcher Street, First Civil District - Nashville - Davidson County Tennessee for Washington Manufacturing Company, Citicorp Industrial Credit, Inc. and Chicago Title Insurance Co.", as prepared by American Surveying & Engineering Co., bearing certification of James M. Naive, Tennessee Registered Land Surveyor No. 819, dated January 26, 1985, last revised September 22, 1986, having a total area of 1.61 acres, more or less, to which survey reference is hereby made for a complete and accurate legal description and being more particularly described on said survey as follows:

Being a tract of land located in the 1st Civil District of Metropolitan Nashville and Davidson County Tennessee at 608 Crutcher Street and being more particularly described as follows:

Beginning at an iron pin located in the Southerly right-of-way margin of Crutcher Street (50' R.O.W.) said iron pin being located North 65°-07'-00" East a distance of 114.00 feet along said Street margin, from said Street margin's intersection with the Easterly right-of-way margin of South Sixth Street;

Thence, following the Southerly right-of-way margin of Crutcher Street North 65°-07'-00" East a distance of 228.00 feet to a concrete monument;

Thence, leaving said Street margin and following the Westerly boundary of the Keith Simmons Property South 25°-32'-57" East a distance of 335.90 feet to an iron pin;

Thence, following the Northerly boundaries of the H.F. Leek and R.R. Pearsall Properties South 78°-30'-03" West a distance of 232.83 feet to an iron pin;

Thence, following the Easterly boundary of the Nashville Electric Co. Property North 25°-36'-11" West a distance of 65.04 feet to an iron pin in concrete;

Thence; following the Easterly boundary of the E.M. Entrekin Property North 26°-05'-32" West a distance of 217.00 feet to the point of beginning.

Tract contains 70,021 square feet or 1.61 acres more or less.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in the First Civil District, Davidson County, Tennessee, being shown on that certain plat of survey entitled "As Built Survey South 7th Street & Davidson Street," for Citicorp Industrial Credit, Inc. & Chicago Title Insurance Company & Washington Manufacturing Company, as prepared by Barge, Waggoner, Sumner and Cannon, bearing the certification of John H. Wright, Tennessee Registered Land Surveyor No. 1014, dated September 18, 1986, and revised September 25, 1986 to which survey reference is hereby made for a complete and accurate legal description and being more particularly described on said survey as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee lying between Crutcher Street, South 7th and Davidson Street more particularly described as follows:

Beginning at a point in the south margin of Crutcher Street, said point being north 65° 07' east 342 feet from the east margin of South 6th Street; thence north 65° 07' east 254.63 feet with said margin of Crutcher Street to the beginning of a curve to the right; thence southeasterly 223.57 feet with said curve having a radius of 144.2 feet, a central angle of 88° 50' to a point in the west margin of South 7th Street; thence south 26° 03' east 101.33 feet with said margin of South 7th Street to the beginning of a curve to the left; thence southeasterly 230.42 feet with said curve having a radius of 230.00 feet, a central angle of 57° 24' to a point in said street margin; then south 83° 27' east 941.98 feet continuing with said street margin to a point; thence south 1° 50' east 19.80 feet to a point in the northerly margin of Davidson Street as relocated, thence south 76° 04' west 854.88 feet with said margin of Davidson Street to a point; thence south 81° 32' west 472.76 feet to a point in the north margin of said Davidson Street; said point being north 81° 32' east 358.0 feet from the east margin of South 6th Street; thence north 25° 33' west 655.87 feet to the point of beginning, containing 10.80 acres, more or less.

Being part of the same property conveyed to Washington Manufacturing Company by deeds of record in Book 6998, page 406, and Book 6998, page 411, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1986 and subsequent years.

2. Easement granted Nashville Railway & Light Company by instrument of record in Book 649, page 120, Register's Office for Davidson County, Tennessee.

3. Easement for sewer in instrument of record in Book 2806, page 536, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6998 PAGE 420

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	3.250000.00		
			9100.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 9115.50-	
			9704A10/02/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4894 8.

IDENTIFICATION REFERENCE

Oct 2 4 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302340