BOOK 7214 PAGE 535

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry Carroll (NAME)	same (NAME)	
565 Marriott Dr., Suite 240 (STREET ADDRESS OR ROUTE NUMBER)		Map 93-1
Nashville, Tenn. 37210 (CITY) (STATE) (ZIP CODE)	MORTGAGEE: Commerce Union Bank (STREET ADDRESS) (CITY) (STATE) (ZIP CODE)	Parcel 38 & 39

WARRANTY DEED

For and in consideration of the sum of Three Million and no/100ths---------($3,000,000.00)---------- DOLLARS the receipt of which is hereby acknowledged,

BLUE CROSS, BLUE SHIELD OF TENNESSEE, a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said JERRY CARROLL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly side of James Robertson Parkway, being Lot Number Fa as shown on the revised plan of Capitol Hill Redevelopment Project of record in Book 2663, Page 121, R.O.D.C., more particularly described in EXHIBIT "A", attached hereto and made a part hereof by reference.

BEING the same property conveyed to Blue Cross, Blue Shield of Tennessee by Warranty Deed from The Trustees of Nashville Board of Realtors, A Volunteer Association, of record in Book 5520, page 44, Register's Office for Davidson County, Tennessee.

TRACT II:
BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly side of James Robertson Parkway, being Lot Number Fb as shown on plan of Resubdivision of Parcels C and Fb of the Capitol Hill Redevelopment Project of record in Book 2854, Page 139, R.O.D.C., more particularly described in EXHIBIT "B", attached hereto and made a part hereof by reference.

BEING the same property conveyed to Tennessee Hospital Service Association, Inc., by Warranty Deed from the Nashville Housing Authority, of record in Book 3165, Page 244, and by Deed of Correction, or record in Book 3222, Page 78, Register's Office for Davidson County, Tennessee. By Charter Amendment, Tennessee Hospital Service Association, Inc. changed its name to Blue Cross, Blue Shield of Tennessee.

unimproved ( ).
This is improved (X) property, known as 500 James Robertson Parkway (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of April, 19 87.

BLUE CROSS, BLUE SHIELD OF TENNESSEE

BY: [signature]

Its [signature]

BOOK 7214 PAGE 536

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Robert E. Hunley and _____ 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 Vice President and _____ respectively of Blue Cross, Blue Shield of Tennessee, the within named bargainor, a corporation, and that he as such Vice President and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert E. Hunley as Vice President, ~~and attesting the same by the said _____ as _____~~

Witness my hand and seal, at office in Nashville, this 24th day of April, 19 87.

Sharon L. Adcock Notary Public

Commission expires 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,000,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 24th day of April, 19 87

My commission expires 1-21-90 Notary Public Sharon L. Adcock

This instrument was prepared by:

Devereaux D. Cannon, Jr., Att'y, 344 4th Avenue North, Nashville, Tenn. 37219
Name Address

G# 270699

WARRANTY DEED

FROM

BLUE CROSS, BLUE SHIELD OF TENNESSEE

TO

JERRY CARROLL

IDENTIFICATION REFERENCE

187 68

APR 24 3 12 PM '87

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

BOOK 7214 PAGE 537

LOT Fa

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Fifth Avenue North and James Robertson Parkway, being Lot Number Fa as shown in the revised plan of Capitol Hill Redevelopment Project of record in Book 2663, Page 121, R.O.D.C. also being property conveyed to Blue Cross, Blue Shield of Tennessee by deed of record in Book 5520, page 44, R.O.D.C. and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly margin of the Seaboard System Railroad and the westerly margin of Fifth Avenue North, said point being the northeasterly corner of the herein described parcel;

THENCE, leaving said southerly margin with said westerly margin of Fifth Avenue North the following calls:

S 27° 26' E, 29.62 feet to a point;

S 11° 38' E 20.04 feet to a point;

S 27° 26' E, 143.14 feet to a point;

with a curve to the right 38.34 feet to a point in the northerly margin of James Robertson Parkway, said curve having a central angle of 109° 49' 28", a radius of 20.00 feet, a tangent of 28.48 feet, and a chord of S 27° 28' 30" W, 31.45 feet;

THENCE, with said northerly margin with a curve to the left 31.45 feet to a point, said curve having a central angle of 01° 50', a radius of 983.00 feet, a tangent of 15.73 feet and a chord of S 81° 28' W, 31.45 feet;

THENCE, continuing with said northerly margin with another curve to the left 35.00 feet to a point, said curve having a central angle of 01° 26' 04", a radius of 1398.00 feet, a tangent of 17.50 feet and a chord of S 79° 49' 58" W, 35.00 feet;

THENCE, leaving said northerly margin with the easterly line of Lot Number Fb as shown on the plan of Resubdivision of Parcels C and Fb of the Capitol Hill Redevelopment Project of record in Book 2854, Page 139, R.O.D.C., N 27° 26' W, 209.29 feet to a point in the southerly margin of the Seaboard System Railroad;

THENCE, with said southerly margin with a curve to the right 97.31 feet to the point of beginning, said curve having a central angle of 03° 58' 10", a radius of 1404.59 feet and a tangent of 48.68 feet and a chord of N 73° 49' 38" E, 97.29 feet;

Containing 19,418 square feet or 0.45 acre more or less.

BARGE, WAGGONER, SUMNER AND CANNON
File 10317
April 23, 1987

EXHIBIT "B"

SURVEYOR'S DESCRIPTION

LOT Fb

BOOK 7214 PAGE 538

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of James Robertson Parkway, being Lot Number Fb as shown on plan of Resubdivision of Parcels C and Fb of the Capitol Hill Redevelopment Project of record in Book 2854, Page 139, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of James Robertson Parkway, said point being westerly 125 feet, more or less, from the centerline of Fifth Avenue North, as measured along said northerly margin, said point also being the southwesterly corner of Lot Number Fa as shown on the revised plan of Capitol Hill Redevelopment Project of record in Book 2663, Page 121, R.O.D.C. and the southeasterly corner of the herein described parcel;

THENCE, with said northerly margin with a curve to the left 127.90 feet to a point, said curve having a central angle of 05° 14' 31", a radius of 1398.00 feet, a tangent of 64.00 feet and a chord of S 76° 29' 41" W, 127.86 feet;

THENCe, leaving said northerly margin with the easterly line of property conveyed to Tennessee Education Foundation by deed of record in Book 3222, Page 81, R.O.D.C. N 27° 31' W, 193.17 feet to a point in the southerly margin of the Seaboard System Railroad;

THENCE, with said southerly margin with a curve to the right 125.28 feet to a point, said curve having a central angle of 05° 06' 38", a radius of 1404.59 feet, a tangent of 62.68 feet and a chord of N 69° 17' 14" E, 125.24 feet;

THENCE, leaving said southerly margin with the westerly line of the aforementioned Lot Number Fa, S 27° 26' E, 209.29 feet to the point of beginning;

Containing 24,989 square feet or 0.57 acre, more or less.

BARGE, WAGGONER, SUMNER AND CANNON
File 10317
April 23, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7214 PAGE 539

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
		3,000,000.00 CONV.		

8400.00 CSTAX
.50 PRFEE
6.00 WDED
CHECK 8406.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87.88

APR 24 3 12 PM '87
IDENTIFICATION REFERENCE
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

VB 6.00- MISC.
12.00 WDED
CHECK
9011 04/24/87 BAL .00

VB 6.00 MISC.
6.00- WDED
CHECK 8412.50
9011 04/24/87 BAL .00

No. 73746