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This Instrument Prepared by:
James E. Anderson, Jr.
Dearborn & Ewing
Suite 1200
One Commerce Place
Nashville, TN 37239

BOOK 7278 PAGE 246

LIMITED WARRANTY DEED

Address New Owner and Send Tax Bills To:

Ulax Estates, Inc.
c/o Spiva-Hill Management Company, Inc.
2817 West End Avenue
Nashville, TN. 37203

Map-Parcel Number:

102-8-117

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by ULAX ESTATES, INC., a North Carolina corporation, hereinafter referred to as the "Grantee", and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned THE FIRST NATIONAL BANK OF BOSTON, as SUCCESSOR TRUSTEE OF GENERAL MOTORS HOURLY-RATE EMPLOYES PENSION TRUST under Agreement dated October 1, 1950, as amended, hereinafter referred to as the "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Tract A on the Plan of Wiggins Plaza, as of record in Book 4860, Page 081, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the northeasterly margin of Old Hickory Boulevard, having a right-of-way width of 60 feet, said point being North 48° 32' West a distance of 165.00 feet along said northeasterly margin of Old Hickory Boulevard from a monument in the southerly and westerly radius turnout at the intersection of Charlotte Pike and Old Hickory Boulevard; thence from SAID POINT OF BEGINNING, with the northeasterly margin of Old Hickory Boulevard,

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IDENTIFICATION

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North 48° 32' West 94.09 feet to an iron pin; thence, continuing with the northeasterly margin of Old Hickory Boulevard, with a curve to the left having a radius of 2,894.79 feet (and having a chord of 366.89 feet with a bearing of North 52° 10' West), northwestwardly 367.13 feet to an iron pin; thence, continuing with the northeasterly margin of Old Hickory Boulevard, North 55° 48' West 342.37 feet to a concrete monument; thence, leaving said margin of Old Hickory Boulevard, North 34° 40' 54" East 578.10 feet to a concrete monument; thence North 39° 40' 54" East 90.00 feet to a concrete monument; thence South 50° 19' 06" East 716.00 feet to a concrete monument; thence South 45° 06' 31" West 39.62 feet to an iron pin in fence corner; thence South 49° 12' 23" East 352.88 feet to an iron pin in the northwesterly margin of Charlotte Pike (U.S. 70-N), having a right-of-way width of 75 feet at this point; thence, with the northwesterly margin of Charlotte Pike, South 41° 28' West 397.53 feet to an iron pin; thence North 48° 32' West 5.00 feet to an iron pin; thence, continuing with the northwesterly margin of Charlotte Pike, having a right-of-way width of 80 feet, South 41° 28' West 16.85 feet to a point; thence, leaving said margin of Charlotte Pike, North 48° 32' West 190.00 feet a point; thence South 41° 28' West 170.00 feet to the point of beginning; containing 13.952 acres, more or less.

For Grantor's title, see deed of Wiggins Associates to Grantor dated December 30, 1975 of record in Book 4984, Page 63 in the Register's Office for Davidson County, Tennessee.

Together with the benefit of that certain Reciprocal Easement Agreement dated December 30, 1975, between the First National Bank of Boston, Successor Trustee of General Motors Hourly Rate Employes' Pension Trust under Agreement dated October 1, 1950, as amended, and Wiggins Associates, of record in Book 4984, Page 80, Register's Office for said County, subject to the terms, conditions, restrictions and limitations recited therein.

This is improved property fronting on Old Hickory Blvd., Nashville, Tennessee.

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 and bind itself, its successors and representatives, 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 claiming by, through or under the Grantor, except for tenants in possession or with leases of record.

As herein 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 the signature of the duly authorized officer of ~~the~~ The First National Bank of Boston, this 24th day of June, 1987

THE FIRST NATIONAL BANK OF BOSTON,
as Successor Trustee of General
Motors Hourly-Rate Employes
Pension Trust

By: Marshall L. Williams
Marshall L. Williams
Vice President

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)

Personally appeared before me, Mark V. Green, a Notary Public in and for said County and Commonwealth, the within named Marshall L. Williams, with whom I am personally acquainted (as proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Vice President of The First National Bank of Boston, and who further acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of The First National Bank of Boston, in its capacity as Trustee of the General Motors Hourly-Rate Employes Pension Trust, for the purposes therein contained.

Witness my hand and official seal at Boston, Massachusetts, this 24th day of June, 1987.

Notary Public

My Commission Expires: November 24, 1989

COMMONWEALTH OF MASSACHUSETTS, SS)
)
COUNTY OF SUFFOLK)

The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00.

Marshall L. Williams
Affiant

Subscribed deed sworn to before me this 24th day of June, 1987.

Notary Public

My Commission Expires: 11/24/89

1429

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

RECEIVED OF _____

FOR _____

BOOK 7278 PAGE 250

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
		3,350,000.00	Conv. Amt	
			9380.00 CSTAX	
			.50 PRFEE	
			12.00 MISC	
			CHECK	9392.50-
		3258A06/25/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39880

IDENTIFI REFERENCE

JUN 25 [illegible] AM 87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 97469