BOOK 7402 PAGE 153

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 590,000.00 .

Affiant

Subscribed and sworn to before me, this 12th day of NOVEMBER, 1987.

Notary Public

My Commission Expires: 11/12/90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Rundle Avenue Associates, a Tennessee Joint Venture 25th Floor First American Center Box 96 Nashville, TN 37238-0096 | Owner | pt of 94-13-77 2DA 65700 |

**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 consideration, the receipt of which is hereby acknowledged, **CUMMINGS INCORPORATED, The International Sign Service**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUNDLE AVENUE ASSOCIATES, a Tennessee joint venture, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto, which is by this reference incorporated herein. This conveyance is made subject to:

1. Matters shown on the survey by Ragan, Smith, Murphy & Associates, dated September 2, 1987.
2. Lack of ingress and egress to I-40, a controlled access highway.
3. Claims of the State of Tennessee, as adjoining land owner, to the northerly one-half of Bond Avenue abutting the right-of-way to I-40 closed by Metropolitan Council Bill 80-803.
4. Claims of the National Christian Missionary Convention, as adjoining land owner, to the westerly one-half of Orr Avenue abutting the land of National Christian Missionary Convention closed by Metropolitan Council Bill No. 80-203.

8211U

IDENTIFI REFERENCE

NOV 12 3 39 PM '87

DAVIDSON COUNTY, TN

This is unimproved property, known as _____

_____.

**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 it 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, unless otherwise herein set out; and it does further 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.

**WITNESS** our hands this 17 day of November, 1987.

**CUMMINGS INCORPORATED,**
**The International Sign Service,**
a Tennessee corporation

By: _____

Name: WALTER T. EVERETT

Title: V.P. & Treasurer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of the said County and State, WALTER T. EVERETT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VP TREAS of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of November, 1987.

_____
Notary Public

My Commission Expires: 11/12/90

EXHIBIT A

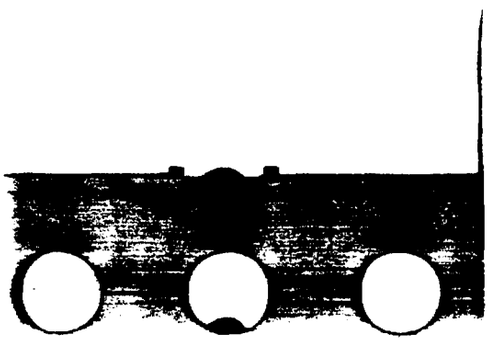
LEGAL DESCRIPTION

Land in the First Civil District of Davidson County, Tennessee, being described according to the survey of Ragan-Smith, Murphy & Associates, Inc., dated September 2, 1987, said real property including Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 39, 30, 31, 32, 33, 34, 35, 36 and part of Lots No. 37, 38, 39, 40, 41, 63 and 64 in the Calhoun's Subdivision of Lots 20, 21 and 22 of the W. B. Lewis Property, as of record in Book 57, page 92, and including all of the portions of Bond Avenue, Orr Avenue and Alley #2068 closed by Metropolitan Council Bill #80-203, said real property being described as follows:

Beginning at an iron pin set at the intersection of the north right-of-way line of Rundle Avenue, formerly Davis Avenue, a 50-foot road, and the east right-of-way line of Orr Avenue, a 50-foot road; thence,

1. With the east right-of-way line of Orr Avenue, N 31° 41' 31" E, 391.21 feet to an iron pin set; thence,
2. Crossing the end of Orr Avenue, N 58° 18' 29" W, 50.00 feet to an iron pin set; thence,
3. With the east boundary line of the property of National Christian Missionary Convention, as recorded in Deed Book 5922, page 422, R.O.D.C., Tennessee, and the property of Cummings Incorporated, the International Sign Service, Parcel V, as recorded in Deed Book 6193, page 277, R.O.D.C., Tennessee, N 31° 41' 31" E, 77.02 feet to an iron pin set; thence,
4. With the east boundary line of Cummings Incorporated, Parcel V, N 7° 28' 43" E, 113.48 feet to an iron pin set; thence,
5. With the south right-of-way line of Interstate 40 S 49° 57' 34" E, 197.33 feet to an existing concrete highway monument; thence,
6. S 9° 06' 42" W, 47.02 feet to an existing concrete highway monument; thence,
7. S 86° 40' 33" E, 70.66 feet to an existing concrete highway monument; thence,
8. S 46° 46' 28" E, 53.84 feet to an existing concrete highway monument; thence,
9. S 37° 42' 00" E, 367.09 feet to an existing concrete highway monument; thence,
10. S 11° 37' 26" W, 108.10 feet to an iron pin set; thence,
11. With the north right-of-way line of Rundle Avenue, N 83° 46' 52" W, 678.30 feet to the point of beginning and containing 215,133 square feet or 4.94 acres more or less.

Being a portion of the property conveyed to Cummings Incorporated, The International Sign Service by deed from Cummings Properties, Incorporated of record in Book 6193, page 277, Register's Office for Davidson County, Tennessee, and all of the portions of Bond Avenue, Orr Avenue and Alley No. 2068 abandoned by Metro Ordinance No. 80-203.



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____ BOOK 7402 PAGE 156

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

590000.00- CAMT.
1652.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1661.50-
2132A11/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:2 1:1:0

IDENTIFICATION REFERENCE

NOV 12 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35349