jea536:11/12/87
WFT015-004

BOOK 7406 PAGE 726

FROM: One Union Street, a Tennessee joint venture
TO: Dr. med. Hans-Ullrich Loeer, and spouse, Eva Loeer

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

Address New Owners as follows:	Send Tax Bills To:	Map-Parcel No.
Dr. med. Hans-Ullrich Loeer and spouse, Eva Loerr c/o Peter Thyssen GMBH Guntherstrasse 21 8000 Munich 19 Federal Republic of Germany	Same	Map: 93-2-4 Parcel: 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

Subscribed and sworn to before me, this the 18TH day of November, 1987.

Notary Public

My Commission Expires: 3-11-90

GENERAL WARRANTY AND QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, One Union Street, a Tennessee joint venture consisting of Alf Adams, Jr., Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue and L. Gino Marchetti, Jr., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Dr. med. Hans-Ullrich Loeer and spouse Eva Loeer, herein called "GRANTEES", their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as shown on Exhibit A attached hereto and incorporated herein by reference, together with all buildings and improvements thereon and rights and privileges associated therewith.

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

This is improved property known as One Union Street, Nashville, TN 37219.

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 successors, heirs and assigns, forever, and GRANTOR does covenant with said GRANTEES 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 GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to said GRANTEES, their heirs, 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.

AND FOR THE SAME CONSIDERATION, GRANTOR does hereby quitclaim, transfer and convey to said GRANTEES, their successors, heirs and assigns, all of its right, title and interest in and to a certain

tract or parcel of land in Davidson County, state of Tennessee, described as shown on Exhibit B attached hereto and incorporated herein by reference, together with all buildings and improvements thereon and rights and privileges associated therewith.

Each of Peggy K. Adams, Cynthea B. Taylor, Nancy S. Philbin, Linda S. Pigue and Jeanne Marchetti joins in this conveyance to release any right, title and interest she may have in the property conveyed hereby.

WITNESS our hands this 18th day of November, 1987.

ONE UNION STREET, a
Tennessee Joint Venture

Peggy K. Adams
Peggy K. Adams

BY: Alf Adams
Alf Adams, Jr.

Cynthea B. Taylor
Cynthea B. Taylor

BY: Richard D. Taylor
Richard D. Taylor

Nancy S. Philbin
Nancy S. Philbin

BY: Michael J. Philbin
Michael J. Philbin

Linda S. Pigue
Linda S. Pigue

BY: Wm Ritchie Pigue
Wm. Ritchie Pigue

Jeanne Marchetti
Jeanne Marchetti

BY: L. Gino Marchetti, Jr.
L. Gino Marchetti, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alf Adams, Jr., the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Taylor, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wm. Ritchie Pigue, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Gino Marchetti, Jr., the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy K. Adams, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthea B. Taylor, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy S. Philbin, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda S. Pigue, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne Marchetti, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of November, 1987.

Commission Expires: 3-11-90 Notary Public

EXHIBIT A

TRACT 1

LAND in Davidson County, Tennessee, BEING part of Lot No. 10 on the original Plan of the Town of Nashville, not of record, and described according to a survey by R. L. Montoya Land Surveying, dated October 29, 1980, as follows:

BEGINNING at an iron pin at the right-of-way intersection of First Avenue North and Brandon Street; thence, along the north margin of Brandon Street South 62° 56' 7" west 115.64 feet to a point, said point being in the centerline of the firewall; thence, along the said centerline north 27° 33' 11" west 34.38 feet to a point in the south margin of Union Street, also being in the centerline of the firewall; thence, along the sough margin of Union Street north 62° 26' 49" east 116.12 feet to a P.K. Nail; thence, along the west margin of First Avenue North south 26° 45' 33" east 35.38 feet to the point of beginning, containing 4044 square feet, 0.093 acres more or less.

TRACT 2

BEGINNING at the southeast corner (adjoining First Avenue North) of the property conveyed by Deed of record in Book 5982, Page 12, Register's Office for Davidson County, Tennessee, thence, westwardly with the northerly margin of the sidewalk adjoining Brandon Street (formerly Brandon Court and Union Street) 115.64 feet to a point, thence southerly at a right angle to a point in the centerline of Brandon Street, thence eastwardly with the centerline of Brandon Street 115.48 feet to the westerly margin of First Avenue North, thence northerly with the westerly margin of First Avenue North to the beginning. BEING that portion of Brandon Street and the adjoining sidewalk bounded on the north by Grantee's property and on the south by the centerline of Brandon Street in Nashville, Davidson County, Tennessee, the said Brandon Street having been closed by Ordinance Number 082-1107 of the Metropolitan Council of Metropolitan Nashville and Davidson County, Tennessee, adopted January 19, 1983.

BEING the same real property conveyed to ONE UNION STREET, a joint venture composed of Alf Adams, Jr., Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue and L. Gino Marchetti, Jr. by warranty deed from S. Ralph Brown and wife, Helen O. Brown, dated April 27, 1982, of record in Deed Book 5877, Page 727, and by Warranty Deed from S. Ralph Brown and wife, Helen O. Brown, dated December 17, 1982, of record in Deed Book 5982, Page 12, and by Deed and Restrictive Covenants from Phillips & Buttorff Corporation, a Tennessee Corporation, dated June 24, 1983, of record in Deed Book 6135, Page 582, Register's Office for Davidson County, Tennessee, and by reversion of the fee in a portion of the property herein described occasioned by the closure of a right-of-way (formerly Brandon Street) pursuant to Ordinance No. 082-1107 of the Metropolitan Council of Nashville and Davidson County, Tennessee, adopted January 19, 1983.

Subject to the following limitations, encumbrances and restrictions:

1. Taxes for the current year. Books are not ready. A lien not yet due and payable.

2. Subject to Restrictive Covenants contained in instrument of record in Deed Book 6135, Page 582, said Register's Office.

3. Rights of others in and to party walls, if any.

4. Easements retained by Metropolitan Government of Nashville and Davidson County within the bounds of Tract 2.

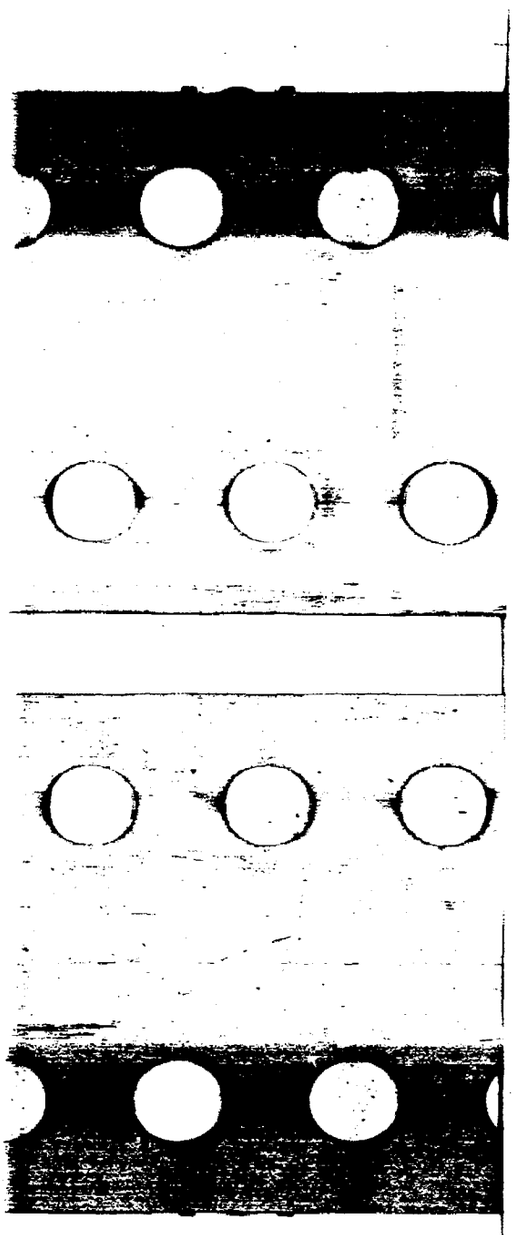
EXHIBIT B

A parcel of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying, dated September 11, 1987 as follows:

Beginning at a P.K. nail located at the intersection of the southerly right-of-way margin of Union Street and the westerly right-of-way margin of First Avenue North; thence, with said westerly right-of-way margin, South 27 degrees, 43 minutes 14 seconds East 50.38 feet to a P.K. nail in the centerline of Brandon Street (abandoned by Metro Bill No. 082-1107); thence, with said abandoned centerline, South 62 degrees 49 minutes 56 seconds West 115.43 feet to a P.K. nail; thence, leaving said abandoned centerline, North 28 degrees 31 minutes 51 seconds West 49.38 feet to a P.K. nail in the southerly right-of-way margin of Union Street; thence, with said right-of-way margin, North 62 degrees 19 minutes 59 seconds East 116.12 feet to the point of beginning, containing 0.13 acres more or less.

BEING the same real property conveyed to ONE UNION STREET, a joint venture composed of Alf Adams, Jr., Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue and L. Gino Marchetti, Jr. by warranty deed from S. Ralph Brown and wife, Helen O. Brown, dated April 27, 1982, of record in Deed Book 5877, Page 727, and by Warranty Deed from S. Ralph Brown and wife, Helen O. Brown, dated December 17, 1982, of record in Deed Book 5982, Page 12, and by Deed and Restrictive Covenants from Phillips & Buttorff Corporation, a Tennessee Corporation, dated June 24, 1983, of record in Deed Book 6135, Page 582, Register's Office for Davidson County, Tennessee, and by reversion of the fee in a portion of the property herein described occasioned by the closure of a right-of-way (formerly Brandon Street) pursuant to Ordinance No. 082-1107 of the Metropolitan Council of Nashville and Davidson County, Tennessee, adopted January 19, 1983.

IDENTIFICATION REFERENCE
Nov 18 4 25 PM '87
DAVIDSON COUNTY, TN
8 3 7 5 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7406 PAGE 732

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
	CO.	1.025,000.00	2870.00 CSTAX	
			.50 PRFEE	
			36.00 WDEED	
			CHECK 2906.50-	
			4044A11/18/87 BS .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 7 5 2

IDENTIFT REFERENCE

Nov 18 4 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37199