FROM: TOWER APPRAISAL COMPANY

TO: ARMED SERVICES MUTUAL BENEFIT ASSOCIATION

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

Address New Owner:
Armed Services Mutual Benefit Association
Attn: M. N. Ledbetter
P. O. Box 4646
Brentwood, TN 37216

Mail Tax Bills To:
Owner

Map-Parcel No.
Map 26
Parcel 128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,825,000.00.

EVP
Affiant

Subscribed and sworn to before me, this the 21 day of December, 1990.

Margaret M. Pritchett
Notary Public

My Comm. Expires: 11-21-92

SPECIAL 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 of which is hereby acknowledged, Tower Appraisal Company, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Armed Services Mutual Benefit Association, a Tennessee fraternal benefit association, with its principal office in Brentwood, Tennessee, hereinafter called the GRANTEE, its successors, and assigns, a certain tract or parcel of land in the City of Goodlettsville, Davidson County, State of Tennessee, described as follows, to-wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

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. GRANTOR does covenant with the said GRANTEE that GRANTOR 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 set out in Exhibit B attached hereto and incorporated herein by reference. GRANTOR does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR. 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.

82554
IDENTIF. REFERENCE
DEC 31 11 05 AM '90
FELIX Z. DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 21 day of December, 1990.

TOWER APPRAISAL COMPANY

BY: EVP

TITLE: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Vice President of Tower Appraisal Company, the within named bargainor, a Tennessee corporation, and that he as such Executive Vice 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 Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21 day of December, 1990.

Margaret M. Pritchett
NOTARY PUBLIC

My Commission Expires: 11-21-92




W3:mmp901

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the city of Goodlettsville, Second Civil District, Davidson County, Tennessee, being Lot 2 as shown on the plan of Northchase at Rivergate as of record in Book 6900, Page 361, R.O.D.C., located on the northerly margin of Northchase Drive, at the terminus of said drive and east of Interstate 65, being more particularly described as follows:

Beginning at a point in the easterly margin of Interstate 65, said point being S 19° 21' 40" W, 578.85 feet from the southwesterly corner of property conveyed to Conference Associates Limited by deed of record in Book 6672, Page 981, R.O.D.C.;

THENCE, leaving said easterly margin S 70° 38' 20" E, 360.00 feet to a point;

THENCE, S 19° 21' 40" W, 331.56 feet to a point in the northerly margin of Northchase Drive;

THENCE, with the said northerly margin of Northchase Drive, the following calls:

with a curve to the left having a central angle of 00° 23' 03", a radius of 194.41 feet, a tangent length of 0.652 feet, a curve length of 1.30 feet, a chord bearing of S 58° 46' 58" W, and a chord length of 1.30 feet to a point;

S 58° 35' 27" W, 4.01 feet to a point;

with a curve to the right having a central angle of 42° 50' 00", a radius of 25.00 feet, a tangent length of 9.81 feet, a curve length 18.69 feet, a chord bearing of S 80° 00' 27" W, and a chord length of 18.26 feet to a point;

with a curve to the left having a central angle of 78° 31' 08", a radius of 50.00 feet, a tangent length of 40.87 feet, a curve length of 68.52 feet, a chord bearing of S 62° 09' 53" W, and a chord length of 63.28 feet to a point;

THENCE, leaving the northerly margin of Northchase Drive, N 70° 38' 20" W, 306.66 feet to a point in the easterly margin of Interstate 65;

THENCE, with said margin N 42° 21' 17" E, 22.87 feet to a concrete monument;

THENCE, continuing with said margin N 19° 21' 40" E, 370.00 feet to the point of beginning.

Containing 138,406 square feet or 3.18 acres, more or less.

Being the same property conveyed to Tower Appraisal Company, a Tennessee corporation by deeds from Smiley & Atchison One Northchase, Inc., of record in Book 8104, pages 741, and 746, said Register's Office.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Communications Systems Right of Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Northchase at Rivergate, of record in Book 6900, page 361, said Register's Office.

3. Lack of access to and from Interstate Highway 65.

4. Declaration of Easements, Restrictive Covenants and Owners Association, of record in Book 7278, page 672, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Smiley and Atchison One Northchase, Inc. to the Metropolitan Government of Nashville and Davidson County as of record in Book 8104, page 730, said Register's Office.

6. All matters as shown on the survey of Barge, Waggoner, Sumner and Cannon, dated April 11, 1990, last revised November 30, 1990.

7. Rights or claims of tenants in possession.

3017 12/31 0101 03CHECK 9335.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 423

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 2825000.00 |
| | | | | CON TX 9322.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 9335.50 |
| | | | | CHECK 9335.50 |
| 12/31/90 | 01 | | | 11:04 0001 3017 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82554

IDENTIF. REFERENCE

DEC 31 11 06 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 385388