THIS INSTRUMENT PREPARED BY:
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 8445 PAGE 829

SPECIAL WARRANTY DEED

Send Tax Bills to and
Address New Owner(s) as follows:

Map/Parcel

Bridgestone/Firestone, Inc.
One Bridgestone Park
Nashville, Tennessee 37214
Attention: Tax Department

95-111

FOR AND IN CONSIDERATION of the sum of Four Million and No/100 Dollars ($4,000,000.00), NCNB National Bank of North Carolina, a national banking association (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Bridgestone/Firestone, Inc., an Ohio corporation (hereinafter referred to as "GRANTEE"), certain real estate, together with all improvements thereon, located in Davidson County, Tennessee, as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set, said pin being on the East right-of-way of McGavock Pike and on the line of Air Corporate Associates, Ltd., recorded in Deed Book 6009, Page 789, R.O.D.C.T.;

Thence, along the line of Air Corporate Associates, Ltd., North 72 degrees 37 minutes 44 seconds East 143.96 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 23 degrees 59 minutes 05 seconds, a radius of 350.00 feet, an arc length of 146.51 feet, and a chord of 145.45 feet;

Thence, along the chord of the above mentioned curve South 38 degrees 24 minutes 31 seconds East, 145.45 feet to an iron pin set, said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 12 minutes 36 seconds, a radius of 190.00 feet, an arc length of 70.33 feet, and a chord of 69.93;

Thence, along the chord of the above mentioned curve South 39 degrees 47 minutes 51 seconds East, 69.93 feet to an iron pin set;

Thence, South 29 degrees 11 minutes 37 seconds East, 435.13 feet to an iron pin set;

Thence, South 12 degrees 19 minutes 16 seconds West, 89.81 feet to an iron pin set;

Thence, South 24 degrees 40 minutes 44 seconds East, 75.00 feet to an iron pin set;

Thence, South 65 degrees 19 minutes 16 seconds West, 95.00 feet to an iron pin set, said pin being on the North right-of-way of Century Boulevard and the beginning

of a curve to the left, said curve having a central angle of 40 degrees 18 minutes 54 seconds, a radius of 457.05 feet, and an arc length of 321.59 feet, and a chord of 315.00 feet;

Thence, along the right-of-way of said road along the above mentioned chord North 61 degrees 45 minutes 11 seconds West, 315.00 feet to an iron pin set;

Thence, North 81 degrees 54 minutes 38 seconds West, 59.74 feet to an iron pin set, said pin being the beginning of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet, an arc length of 78.54 feet, and a chord of 70.71 feet;

Thence, along the chord of the above mentioned curve North 36 degrees 54 minutes 38 seconds West, 70.71 feet to an iron pin set, said pin being on the east right-of-way of McGavock Pike;

Thence, along the right-of-way of said road North 08 degrees 05 minutes 22 seconds East, 36.12 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 25 degrees 27 minutes 38 seconds, a radius of 1025.18 feet, an arc length of 455.56 feet and a chord of 451.52 feet;

Thence, along the chord of the above mentioned curve North 04 degrees 38 minutes 27 seconds West, 451.52 feet to the Point of Beginning, and containing 200,376.00 square feet or 4.60 acres, according to a survey by Allen R. Trumbo, RLS No. 1127, Dale and Associates, 516 Heather Place, Nashville, TN 37204 (615) 297-5166 dated September 4, 1987, as revised December 5, 1989 and August 22, 1991.

Being the same property conveyed to NCNB National Bank of North Carolina, by Trustee's Deed from M. Andrew Hoover, Successor Trustee, of record in Book 8432, page 236, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 8442, page 645, said Register's Office, and re-recorded in Book 8445, page 825, said Register's Office.

This is improved property, known as Lakecrest Building, located at Century City, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

1. Taxes for 1991, which have been prorated between GRANTOR and GRANTEE, and which GRANTEE agrees to pay in full.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 718, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants for Century City contained in instrument of record in Book 6504, page 723, as amended in Book 8048, page 30, said Register's Office.

4. All items as shown on the Plan of record in Book 6250, page 453, said Register's Office.

5. Right of Way & Easement to South Central Bell of record in Book 8255, page 567, said Register's Office.

IN WITNESS WHEREOF, GRANTOR has executed this deed on the 19th day of September, 1991.

NCNB NATIONAL BANK OF NORTH CAROLINA

By: _____

Title: Vice President

480447

SEP 19 10 55 AM '91

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, the within named Robert D. Hart, 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 of NCNB National Bank of North Carolina, the within named bargainor, a national banking association, and that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NCNB National Bank of North Carolina by himself as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1991.

Sarah Gwaltney
Notary Public

My commission expires:
[illegible]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

[illegible]
Affiant

Subscribed and sworn to before me this, the 18th day of September, 1991.

Sarah Gwaltney
Notary Public

My commission expires:
[illegible]

2216 09/19 0101 03CHECK 14813-00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8445 PAGE 839

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 4000000.00
				CON TX 14800.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 14813.00
				CHECK 14813.00
09/19/91	01			10:57 0001 2216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48047

SEP 19 10 55 AM

No. 460437