Bar 49

WARRANTY DEED

BOOK 8525 PAGE 160

FROM: Fifth Avenue, Ltd., Grantor
TO: Central Parking System Realty, Inc., Grantee

This instrument was prepared by:
Eva M. Lemeh
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

2401 - 21st Avenue S.
Suite 200
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers
93-2-3-191, 93-2-3-10
93-2-3-9

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Dollars ($1,000,000).

Affiant

SUBSCRIBED AND SWORN TO before me this the 8th day of January, 1992.

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of One Million Dollars ($1,000,000), the receipt and sufficiency of which are hereby acknowledged, Fifth Avenue, Ltd., Grantor, has bargained and sold, and by these presents does transfer and convey unto Central Parking Systems Realty, Inc., Grantee, its successors and assigns, certain tracts of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Being a tract of land in the First Civil District of Davidson County, Tennessee, located between Deaderick Street and Charlotte Avenue and between Fourth Avenue, North and Fifth Avenue, North, being Lot 2 on the plan of Citizens Plaza, of record in Book 6200, Page 32, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly right of way of Deaderick Street at its intersection with the

easterly right of way of Fifth Avenue, North; thence, with the right of way of Fifth Avenue, North N 27 deg. 13 min 06 sec W, 38.86 feet to a point; thence leaving said right of way, N 62 deg. 34 min E, 177.14 feet to a point; thence S 27 deg. 35 sec 00 min E, 15.61 feet to a point; thence S 62 deg. 48 min 35 sec W. 11.34 feet to a point; thence S 27 deg. 35 min 00 sec E, 24.00 fee [sic] to a point in the northerly right of way of Deaderick Street; thence with said right of way, S 62 deg. 48 min 35 sec W 166.05 feet to the point of beginning. Containing 6,683 square feet or 0.15 acres, more or less.

Being the same property conveyed to Fifth Avenue, Ltd. by deed from Citizens Bank Building Limited Partnership of record in Book 7087, page 433, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a part of Lot No. 74 of the Plan of the Original Town of Nashville, not of record, described as follows: Beginning on the southerly margin of Charlotte Avenue, formerly Cedar Street, at the northeast corner of the Cathedral property; thence with the easterly line of said property southwardly 105 feet, more or less, to the northerly margin of an alley; thence with said alley eastwardly 56 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 105 feet, more or less, to the southerly margin of Charlotte Avenue; thence with said Avenue westwardly 56 feet, more or less to the beginning.

Being the same property conveyed to Fifth Avenue, Ltd. from Leroy J. Ellis, III, Substitute Trustee, by deed of record in Book 7087, Page 426, Register's Office for Davidson County, Tennessee.

Together with that portion of Alley No. 64 along the easterly boundary line and Alley No. 51 along the southerly boundary line, vested in grantor pursuant to Ordinance No. 77-555 closing said alleys.

TRACT III:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly side of Fifth Avenue North and being part of Lot No. 74 as shown on the Plan of the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of Fifth Avenue North said point being S 27 degrees 17 minutes 32 seconds E, 65.80 feet from the southerly margin of Charlotte Avenue; thence, leaving said easterly margin of Fifth Avenue North with a severance line one foot south of and parallel to St. Mary's Cathedral N 62 degrees 26 minutes 23 seconds E 124.16 feet; thence, with the westerly line of the property conveyed to Franklin D. Brabson, Trustee, by deed of record in Book 4960, Page 383, Register's Office for Davidson County, S. 27 degrees 35 minutes E, 40.72 feet; thence, with a portion of the northerly line of Lot No. 2, Citizen Plaza, as of record in Book 6200, Page 32, said Register's Office, passing through a point in the easterly margin of Fifth Avenue North, as widened, at a distance of 116.13 feet for a total of S 62 degrees 34 minutes W, 124.37 feet to the

original easterly margin of Fifth Avenue North; thence, with said easterly margin of Fifth Avenue North, N 27 degrees 17 minutes 32 seconds W, 40.45 feet to the point of beginning. Containing 5,040 square feet or 0.12 acre, more or less.

Being the same property conveyed to Fifth Avenue, Ltd., by deed of record in Book 7087, page 429, Register's Office for Davidson County, Tennessee from the Most Reverend James D. Niedergeses, Bishop of the Roman Catholic Diocese of Nashville.

This is improved property, known as 424 Deaderick Street, Nashville, Tennessee 37203.

This conveyance is expressly made subject to the following:

1. Restrictions as contained in Book 4464, Page 522, Register's Office of Davidson County, Tennessee.

2. Covenants, terms, conditions and restrictions as contained in Deed of record in Book 5692, page 105, Register's Office of Davidson County, Tennessee.

3. Easement(s) for utilities, as set forth in instrument recorded in Book 5167, Page 235, Register's Office of Davidson County, Tennessee.

4. Easement Agreement of record in Book 7986, page 812, Register's Office of Davidson County, Tennessee.

5. All matters shown on Plat recorded in Book 6200, Page 32, Register's Office of Davidson County, Tennessee.

6. Easement Agreement of record in Book 4960, page 387.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

And Grantor does covenant with the Grantee that Grantor: (a) is lawfully seized and possessed of said land in fee simple; (b) has a good right to convey it; and (c) the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title

to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness its hand this 7th day of January, 1992.

FIFTH AVENUE, LTD.

By: Rodgers Properties, Ltd., a Tennessee limited partnership, general partner

By: W. M. Gill,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimbrely S. Enders, a Notary Public of said County and State, personally appeared W. Mark Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner (or other officer authorized to execute the instrument) of Rodgers Properties, Ltd., the General Partner of FIFTH AVENUE, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner of Rodgers Properties, Ltd., the General Partner.

Witness my hand and seal, at Office, this 7th day of January, 1992.

Kimbrely S. Enders
Notary Public

My Commission Expires: 1-22-95

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FILED FOR RECORD
JAN 9 9 27 AM '92

5463 01/09 0101 03CHECK 3713.00

7360Z/01-03-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8525 PAGE 164

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

CAMT 1000000.00
CON TX 3700.00
PRFEE 1.00
TDEED 12.00
TOTAL 3713.00
CHECK 3713.00
01/09/92 01 09:28 0001 5463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 4 4.6

IDENTIFICATION

JAN 9 9 27 AM '92

No. 491884