15th St

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 8720 PAGE 278

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Tennessee Municipal League	Same	Map 93-6.1
226 Capitol Boulevard Bldg.		Parcel 006
Suite 710		
Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CAPITOL BOULEVARD ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto TENNESSEE MUNICIPAL LEAGUE, a Tennessee nonprofit corporation, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Sixth Avenue North, south of Union Street, being a part of lot No. 112 on the plan of the Original Town of Nashville not of record, and being more particularly described according to a survey by William C. Watson, License No. 1487, of Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue, North, Nashville, Tennessee 37201, dated June 24, 1992, as follows:

BEGINNING at a point of intersection of the westerly right-of-way line of Sixth Avenue North and the northerly right-of-way line of Alley No. 59, said alley being the first alley south of Union Street and running between said Sixth Avenue North and Capitol Boulevard;

THENCE, with said northerly right-of-way line S 63°21'06" W 140.82 feet to the easterly right-of-way line of Capitol Boulevard;

THENCE, that said right-of-way line N 26°46'17" W 72.68 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to the Nashville Hotel Company by deed of record in Book 2541, page 73, R.O.D.C. N 63°38'07" E 141.00 feet to a point in the westerly right-of-way line of Sixth Avenue North;

THENCE, with said right-of-way line S 26°37'56" E 72.00 feet to the point of beginning;

Containing 10,192 square feet or 0.23 acre more or less

Being the same property conveyed to Grantor by deed from J.O. Bass and W.R. Hendrix, equal tenants, of record in Book 6185, page 472, Register's Office for Davidson County, Tennessee.

This is improved property known as 226 Capitol Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does covenant with 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 for:

1. Real estate taxes for 1992, which have been prorated and assumed by the Grantee.

2. Lease dated February 20, 1987, by and between Capitol Boulevard Associates, a Massachusetts limited partnership, and South Central Bell Telephone Company, of record in Book 7143, page 703, Register's Office for Davidson County, Tennessee, and as amended by instrument dated February 27, 1989, of record in Book 7780, page 433, Register's Office for said County.

3. Memorandum of Indenture of Lease dated as of June 23, 1989, by and between Capitol Boulevard Associates Limited Partnership and Chandler Foods, Inc., a Tennessee corporation, of record in Book 7875, page 94, Register's Office for Davidson County, Tennessee.

4. Lease dated July 19, 1989, by and between Capitol Park Associates and the State of Tennessee, of record in Book 7972, page 722, Register's Office for Davidson County, Tennessee, and as amended by instrument of record in Book 8396, page 748, Register's Office for Davidson County, Tennessee.

5. Rights of lessees, tenants or occupants of premises or any part thereof, as tenants only.

And GRANTOR 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 27 day of August, 1992.

CAPITOL BOULEVARD ASSOCIATES LIMITED PARTNERSHIP

BY: _____
Alexander H. McNeil,
General Partner

STATE OF MASSACHUSETTS)
COUNTY OF Norfolk)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexander H. McNeil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Capitol Boulevard Associates Limited Partnership, 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 27 day of August, 1992.

_____
Notary Public

My Commission Expires: 4-13-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,500,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 28th day of August, 1992.

_____
Notary Public

My Commission Expires: 07/27/96

3053 09/02 0101 03CHECK 12963.00

42502

IDENTIFICATION REFERENCE

SEP 2 3 03 PM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8720 PAGE 281

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	
				3500000.00
			CON TX	12950.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	12963.00
			CHECK	12963.00

09/02/92 01 15:48 0001 3053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42502

IDENTIFICATION REFERENCE

SEP 2 3 03 PM '92

DAVIDSON COUNTY, TN

No. 566739