STATE OF NEW YORK )
COUNTY OF NEW YORK )

The actual consideration or value, whichever is greater, for this transfer is $650,200.00.

E. Hamilweiss
Affiant

Subscribed and sworn to before me, this 16th day of October, 1992.

William W. Weisner
Notary Public

My Commission Expires: 11-30-93

WILLIAM W. WEISNER
Notary Public, State of New York
No. 31-4845178
Qualified in New York County
Commission Expires November 30, 19 93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
Third Floor
230 Fourth Avenue, North
P. O. Box 2757
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Lion Investment Holdings, L.P.<br>c/o Graham & James<br>885 Third Avenue<br>New York, New York 10022 | SAME | Map 93-2-4<br>Parcel 17 |

## WARRANTY 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 consideration, the receipt of which is hereby acknowledged, **KLAUS TSCHIRA and wife, GERDA TSCHIRA,** hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LION INVESTMENT HOLDINGS, L.P.,** a Delaware limited partnership, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

The subject property is improved property, known as 101 Church Street, Nashville, Tennessee 37201, and 182 Second Avenue, North, Nashville, Tennessee 37201.

**TO HAVE AND TO HOLD** the said real property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the Grantee

that Grantors are lawfully seized and possessed of said real property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real property to the said Grantee, its 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.

**WITNESS** our hands this 1st day of October, 1992.

Klaus Tschira
Klaus Tschira

By: Ekkehart Hassels-Weiler
Ekkehart Hassels-Weiler, Attorney-in-Fact

(pursuant to Power of Attorney recorded in Book 8778, page 844, Register's Office for Davidson County, Tennessee)

Gerda Tschira
Gerda Tschira

By: Ekkehart Hassels-Weiler
Ekkehart Hassels-Weiler, Attorney-in-Fact

(pursuant to Power of Attorney recorded in Book 8778, page 846, Register's Office for Davidson County, Tennessee)

STATE OF NEW YORK )
COUNTY OF NEW YORK )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ekkehart Hassels-Weiler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for 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 16th day of October, 1992.

William W. Weisner
Notary Public

My Commission Expires: 11-30-93

WILLIAM W. WEISNER
Notary Public, State of New York
No. 31-4845178
Qualified in New York County
Commission Expires November 30, 1993

STATE OF New York )
COUNTY OF New York )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ekkehart Hassels-Weiler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for 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 16th day of October, 1992.

William W. Weisner
Notary Public

My Commission Expires: 11-30-93
SAPW10

WILLIAM W. WEISNER
Notary Public, State of New York
No. 31-4845178
Qualified in New York County
Commission Expires November 30, 1993

**EXHIBIT A**

**Legal Description**

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North (formerly Water or Front Street) and Second Avenue North (formerly Market Street), being part of Lot No. 12 in the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of First Avenue North and the southerly margin of Church Street, thence, with said margin of First Avenue North South 27° 02′ East, 78.30 feet to the outside edge (corner) of building; thence leaving said margin South 62° 38′ West, 208.76 feet to the easterly margin of Second Avenue North; thence, with said margin North 27° 01′ West, 18.85 feet to a point, said point being 59.1 feet south of the southerly margin of Church Street; thence, leaving said Second Avenue North, North 62° 32′ East 103.00 feet; thence North 27° 01′ West, 59.07 feet to the southerly margin of Church Street; thence, with said margin North 62° 32′ East, 105.74 feet to the point of beginning. Containing 10,221 square feet or 0.23 acre, more or less.

Being the same property conveyed to Klaus Tschira and wife, Gerda Tschira, by deed from One Church Street, Inc., of record in Book 8257, page 754, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

**Encumbrances**

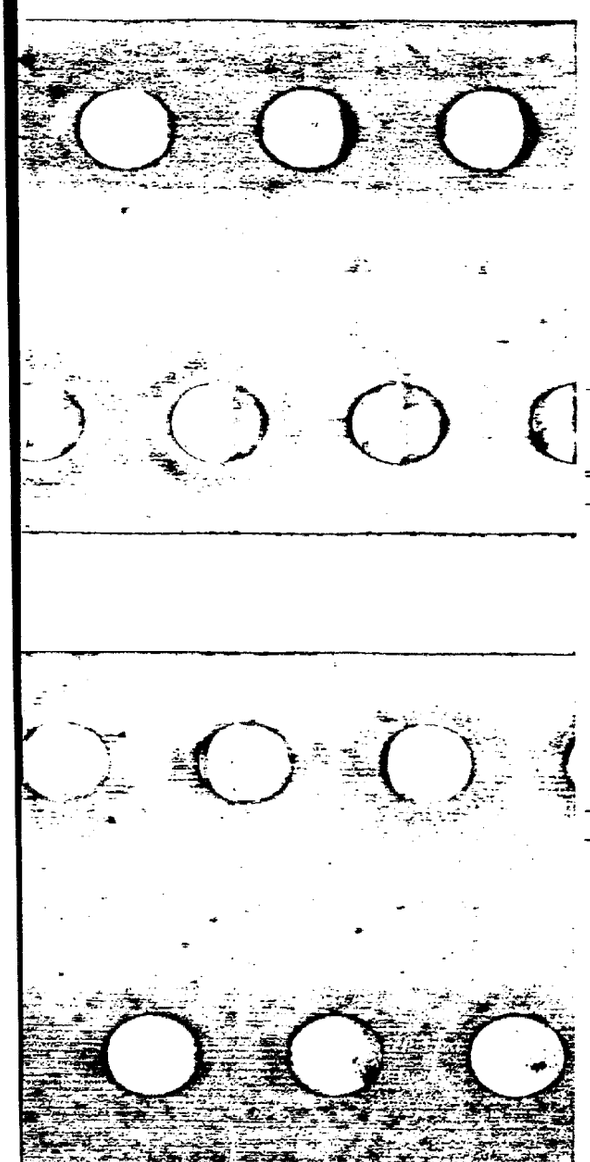
1. Lien for 1992 property taxes.

2. Deed of Trust and Security Agreement, dated December 14, 1990, from One Church Street, Inc. to Jack F. King, Jr., Trustee, securing The First National Bank of Atlanta, of record in Book 8257, page 705, Register's Office for Davidson County, Tennessee.

3. Assignment of Leases and Rents, dated December 14, 1990, from One Church Street, Inc. to The First National Bank of Atlanta, of record in Book 8257, page 734, said Register's Office.

4. UCC-1 Financing Statement executed by One Church Street, Inc., as debtor, and The First National Bank of Atlanta, as secured party, of record in Book 8257, page 748, said Register's Office.

6178.3
IDENTIFI REFERENCE
NOV 5 3 59 PM 92
DAVIDSON COUNTY, TN
PICK-UP
3937 11/05 0101 03CHECK 2426.74



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

RECEIVED OF _____

FOR _____

BOOK 8778 PAGE 877

| | | |
|---|---|---|
| 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
650200.00
CON TX 2405.74
PRFEE 1.00
WDEED 20.00
TOTAL 2426.74
CHECK 2426.74

11/05/92 01 15:36 0001 3937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6178.3

IDENTIFICATION REFERENCE

NOV 5 3 38 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 587791