Box 16 (DB)

SPECIAL WARRANTY DEED

BOOK 8899 PAGE 537

FROM: Third National Bank in Nashville

TO: C.S., Ltd., a Tennessee general partnership

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

C.S., Ltd.
210 25th Avenue North
Nashville, TN 37203

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

Same

Map-Parcel Numbers

93-9-320, 93-10-17
93-10-18, 93-10-46
93-10-49, 93-10-50

Field Book Numbers

7W-04950, 7W-4530
7W-4550, 7W-5020
7W-5050, 7W-5060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand Dollars ($750,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of MARCH, 1993.

Notary Public

My Commission Expires: My Commission Expires JAN 25 1997

FOR AND IN CONSIDERATION OF the sum of Seven Hundred and Fifty Thousand Dollars ($750,000), the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said C.S., LTD., a Tennessee general partnership, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

Being a tract of land located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee as being more particularly described as follows:

Being at a P.K. nail located in the westerly right of way margin of Tenth Avenue South where said right of way margin intersects the southerly right of way margin of Demonbreun Street; thence, following the westerly right of way margin of Tenth Street South and the face of the Cummins Station loading dock curb S 27 degrees, 8' 8" east the distance of 780 feet to an iron pin located in the westerly right of way margin of Palmer Place where it intersects the westerly margin of Tenth Avenue South; thence, following the westerly margin of Palmer Place S 41 degrees, 14' 39" east a distance of 160 feet to an iron pin; thence, S 48 degrees 26' 0" east the distance of 100 feet to an iron pin; thence S 65 degrees, 26' 18" east a distance of 33.8 feet to an iron pin; thence, S 82 degrees, 5' 41" east a distance of 63.96 feet to an iron pin; thence, leaving Palmer Place and following the westerly boundary of Dale Perry, Jr., and J. Grandstaff Property, S 7 degrees 53' 18" west a distance of 123.96 feet to a P.K. nail in the northerly right of way margin of Hay Street; thence, following the northerly right of way margin of Hay Street N 82 degrees 4' 0" west a distance of 75 feet to an iron pin located where the northerly margin of a ten foot alley intersects northerly right of way margin of Hays Street; thence, following the northerly margin of said alley N 49 degrees 21' 46" west a distance of 25.02 feet to an iron pin located in said alley margin where said alley becomes wider; thence, continuing with the aforementioned alley margin N 66 degrees 38' 18" west a distance of 30.76 feet to an iron pin located in said alley margin where it becomes 15 feet wide; thence, following the northerly margin of a fifteen foot alley N 49 degrees, 11' 35" west a distance of 79.79 feet to an iron pin; thence, following a curve to the right having a central angle of 7 degrees 22' 54" a radius of 1,165.89 feet for an arc distance of 150.21 feet to an iron pin; thence, following the southerly margin of a ten foot alley S 62 degrees 26' 28" west the distance of 15.47 feet to an iron pin located at the end of the ten foot alley and in the easterly boundary of the Louisville and Nashville Railroad property; thence, following said railroad boundary with a curve to the right having a central angle of 14 degrees 39' 10" a radius of 1,180.89 feet for a arc distance of 302 feet to an iron pin; thence, continuing with the easterly boundary of said railroad property and the face of the Cummins Station train loading dock N 26 degrees 58' 35" west a distance of 587.85 feet to an iron pin located in the southerly right of way margin of Demonbreun Street; thence, following said road margin N 62 degrees 47' 25" east a distance of 141.58 feet to the point of beginning.

Tract contains 156,823.5 square feet or 3.6 acres more or less.

Included in the above described tract is a ten foot alley easement or right of way as described in City Council Ordinance 0127, dated May 24, 1906 and as of record in City Council Minute Book 11, page 582, County Clerks Office of Davidson County, Tennessee.

TRACT II

Being a tract of land being located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee, as being more particularly described as follows:

Beginning at an iron pin located in the easterly right of way margin of Tenth Avenue South where said right of way margin intersects the northerly right of way margin of

Clark Place; thence, following the easterly right of way margin of Tenth Avenue South N 27 degrees 10' 26" west a distance of 130 feet to a P.K. nail; thence, leaving the margin of Tenth Avenue South N 62 degrees 54' 11" east a distance of 171.15 feet to a P.K. nail located in the westerly margin of Metro Alley #116; thence, following the westerly right of way margin of Metro Alley #116 S 26 degrees 15' 43" east a distance of 130 east to a P.K. nail located in the northerly margin of Clark Place; thence, following said margin of Clark Place S 62 degrees 53' 54" west a distance of 169.08 feet to the point of beginning.

The tract contains 22,113.5 square feet or 0.51 acres more or less.

Reference is made to the survey of the property dated September 12, 1982, prepared by American Survey and Engineering Company, 3315 Jansing Drive, Nashville, Tennessee, job #83-21.

The above property was conveyed to Third National Bank in Nashville, by Substitute Trustee's Deed from Cynthia N. Sellers, Successor Trustee, of record in Book 8717, page 339, Register's Office for Davidson County, Tennessee.

This is improved property, known as Cummings Station, generally located at the intersection of Demonbreun Street and 10th Avenue South, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. 1993 Taxes, which will be prorated and will be paid by Grantee.

2. Easement for spur tract along the southwesterly side of the property, as shown on the survey by T.R. Sanford, Surveyor, dated January 22, 1953.

3. Ten-foot alley easement or right-of-way described in City Council Ordinance 1027, dated May 24, 1906, of record in City Council Minute Book 11, page 582, County Clerk's Office of Davidson County, Tennessee.

4. Title to that portion of the property, if any, embraced within the charter right-of-way of the Louisville and Nashville Railroad.

5. The rights or claims of tenants in possession.

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 heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 29th day of March, 1993.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: _____

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lori Gruenwald, a Notary Public of said County and State, personally appeared Lynn H. Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 29th day of March, 1993.

Lori Gruenwald
Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michael E Cooper, a Notary Public of said County and State, personally appeared William L. Fison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 29th day of March, 1993.

Michael Cooper
Notary Public

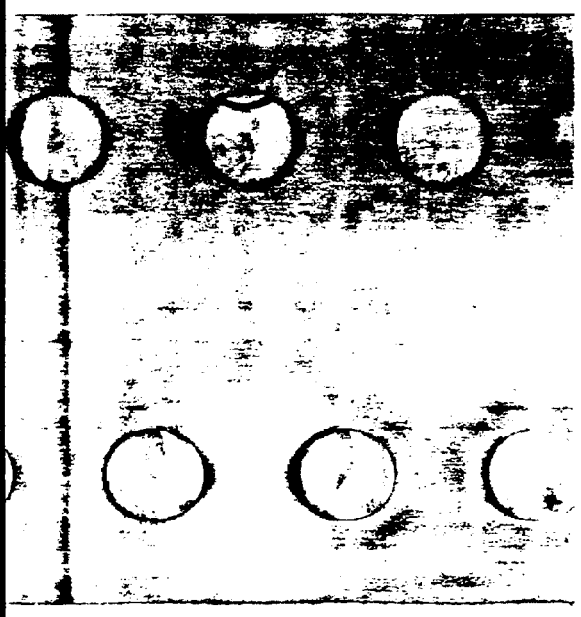
My Commission Expires: My Commission Expires June 22, 1997

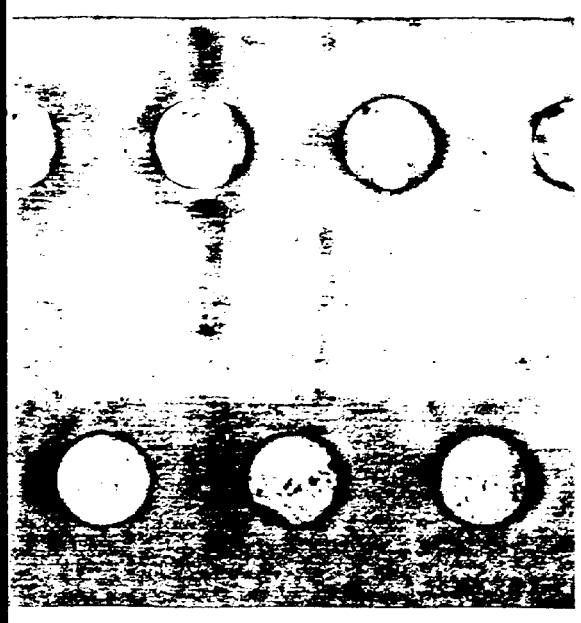
NOTARY PUBLIC AT LARGE

04389

FILED FOR RECORD REFERENCE
MAR 30 10 27 AM '93
DAVIDSON COUNTY, TN

7058 03/30 0101 03CHECK 2796.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8899 PAGE 542

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	
				750000.00
			CON TX	2775.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	2796.00
			CHECK	2796.00
03/30/93	01		10:26 0001	7058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04389

CROSS REFERENCE

MAR 30 11 27 AM '93

No. 634519