Box 41

WARRANTY DEED BOOK 8965 PAGE 276

FROM: Metropolitan Development and Housing Agency, Grantor

TO: George Gruhn, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
George Gruhn 400 Broadway Nashville, TN 37203	Same	93-6-3-082 93-6-3-083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million and No/100 Dollars ($1,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of June, 1993.

Notary Public

My Commission Expires: 1-23-94

FOR AND IN CONSIDERATION OF the sum of One Million and No/100 Dollars ($1,000,000.00) of value in a like kind exchange of property, the receipt and sufficiency of which are hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE GRUHN, Grantee, his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot 69 on the Original Plan of the Town of Nashville, not of record, and described as follows:
>
> Beginning at the northwest intersection of Broad Street and Fourth Avenue North; thence with the westerly margin of Fourth Avenue North, northerly 129 1/2 feet to the southeast corner of the property conveyed to Eugene Rovegno, et al., of record in Book 931, page 524, Register's Office for said County; thence with said Rovegno's southern boundary line, westerly 80 feet;

thence southerly 59 1/2 feet to a point in the northern boundary line of the property conveyed to R. Komisar, et al., of record in Book 972, page 55, said Register's Office; thence with Komisar's northern boundary line, easterly 31 feet 8 inches to said Komisar's northwest corner; thence with said Komisar's eastern boundary line, southerly 70 feet to the northerly margin of Broad Street; thence with the same, easterly 49 feet 8 inches to the beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency, by deed from Lawrence W. Speller, Individually, Lawrence W. Speller, Executor of the Estate of Jack Speller, Third National Bank in Nashville, Trustee of the Lawrence W. Speller Trust, and Edward R. Stolman, Optionee, of record in Book 8209, page 993, Register's Office for Davidson County, Tennessee.

The foregoing property is also described as follows:

Beginning at a found P.K. nail at the northwest corner of 4th Avenue and Broadway right-of-ways; thence with the right-of-way of Broadway South 62°17'13" West 49.67 feet to a point being the corner of Parcel 82 and Parcel 81 owned by Frank Neal and F. D. Shaver; thence leaving the right-of-way of Broadway North 27°40'06" West 69.97 feet to the rear corner common with Parcels #81, #82 and #83; thence with the rear of Parcel #81 South 62°19'44" West 31.13 feet to the corner of Parcels #80 and #83; thence North 27°40'16" West running with the property line between Parcels #80 and #83 North 27°40'16" West 59.89 feet to the rear of Parcels #80 and #83 in the side line of Parcel #84; thence with the side line of Parcel 84 and the rear line of Parcel #83 North 61°58'20" East 80.32 feet to the right-of-way of 4th Avenue at a found iron rod; thence with the right-of-way of 4th Avenue South 27°53'01" East passing over the common corner between Parcels #82 and #83 130.33 feet to the point of beginning.

The foregoing description was taken from the survey dated May 13, 1993 prepared by James L. Murphy, Jr. of Gresham, Smith and Partners, Registered Land Surveyor No. 5, whose address is 3310 West End Avenue, Nashville, Tennessee 37203, Project 15884.

This is improved property, known as 400-402 Broadway and 107 4th Avenue North, Nashville, Tennessee 37203.

Grantor also waives, surrenders, abandons, terminates and releases, all of its rights under a purchase option of record in Book 7859, page 342, said rights having been transferred, conveyed and assigned to Grantor by Deed of record in Book 8209, page 993, said Register's Office.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes after the date hereof which will be paid by Grantee.

2. Restrictive covenants running with the land of Metropolitan Development and Housing Agency and The Capital Mall Redevelopment Project of record in Book 8421, page 587, Register's Office for Davidson County, Tennessee.

3. Lease Agreement dated December 13, 1991, terminating July 31, 1993, between Grantor and Metropolitan Government of Nashville and Davidson County, Tennessee for the first and third floors of the building.

Grantor hereby assigns to Grantee all of its rights, title and interest as landlord under this Lease Agreement.

4. Lease Agreement of even date terminating June 30, 1995, between Grantor, as tenant, and Grantee, as landlord, for the second floor of the building.

5. Rights, if any, of the adjoining property owner to use party wall located on the western boundary of the property.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said tract or parcel of land in fee simple; has a good right to convey it, and 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 said tract or parcel of land to Grantee, his heirs, 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 my hand this 1st day of June, 1993.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Derek T. Nicely

Title: Secretary

BOOK 8965 PAGE 279

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, V. Jean Merrell, a Notary Public of said County and State, personally appeared Brad F. Nicely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a Public Agency, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by himself as Secretary.

Witness my hand and seal, at Office in Nashville, this 1st day of June, 1993.

V. Jean Merrell
Notary Public

My Commission Expires: 1-23-94

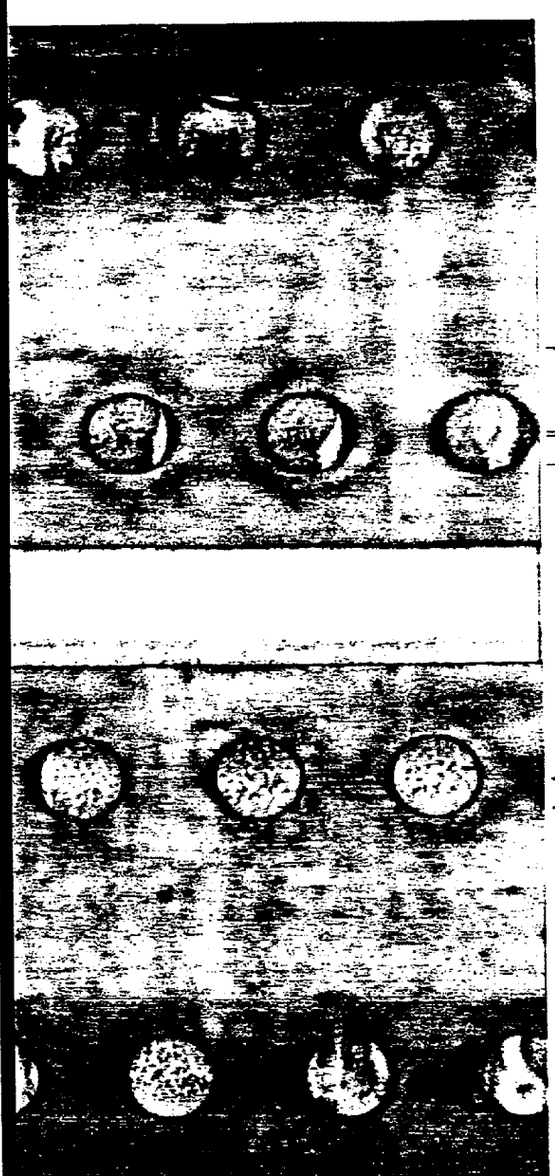
25122

IDENTIFI REFERENCE

JUN 1 1 34 PM '93

DAVIDSON COUNTY, TN

1768 06/01 0101 03CHECK 3717.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8965 PAGE 280

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
				WDEED 16.00
				TOTAL 3717.00
				CHECK 3717.00
			06/01/93 01	13:34 0001 1768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25122

IDENTIFICATION REFERENCE

JUN 1 1 34 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657132