ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
511 UNION STREET
SUITE 730
NASHVILLE, TENNESSEE 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR.
631 SECOND AVENUE SOUTH
SUITE 3F
NASHVILLE, TENNESSEE 37210

MAP-PARCEL NUMBER:

93-1-35

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SIXTEEN MILLION SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($16,675,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN W. EAKIN, INC., A CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of James Robertson Parkway between Seventh Avenue North and Eighth Avenue North, being Block "H" as shown on the plan of Capital Hill Redevelopment Project as of record in Book 2663, page 121, Register's Office of Davidson County, Tennessee, and being more particularly described according to a copy of a survey updated June 4, 1992 by Wendell H. Talley, Sr., Tennessee Registered Land Surveyor No.785, of Barge, Waggoner, Sumner & Cannon, as follows:

BEGINNING at a concrete monument at the northeast corner of said Block "H" on the westerly right-of-way line of Seventh Avenue North.

THENCE, with said westerly right-of-way line the following calls:

S 27° 24' 26" E, 105.86 feet to an iron pin;

with a curve to the right of 26.29 feet to an iron pin in the northerly right-of-way line of James Robertson Parkway, said curve having a central angle of 75° 18' 00", a radius of 20.00 feet, a tangent of 15.43 feet and a chord of S 10° 14' 34" W, 24.44 feet;

THENCE, with said northerly right-of-way line the following calls:

with a curve to the left 69.49 feet to an iron pin, said curve having a central angle of 02° 55' 00", a radius of 1365.00 feet, a tangent of 34.75 feet and a chord of S 46° 26' 04" W, 69.48 feet;

with a curve to the left 126.72 feet to an iron pin, said curve having a central angle of 11° 37' 00", a radius of 625.00 feet, a tangent of 63.58 feet and a chord of S 39° 10' 04" W, 126.50 feet;

S 33° 21' 34" W, 23.52 feet to an iron pin;

with a curve to the right 118.15 feet to an iron pin in the easterly right-of-way line of Eighth Avenue North; said curve having a central angle of 119° 11' 00", a radius of 56.80 feet, a tangent of 96.78 feet and a chord of N 87° 02' 56" W, 97.97 feet;

THENCE, with said right-of-way line N 27° 27' 26" W, 121.69 feet to the northerly line of said Block "H";

THENCE, with said northerly line N 55° 58' 54" E, 304.93 feet to the point of beginning.

Containing 46,304 square feet or 1.063 acre more or less.

TRACT II:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of James Robertson Parkway between Seventh Avenue North and Eighth Avenue North, being a portion of the CSX

Transportation Railroad Right-of-Way as shown on the plan of Capitol Hill Redevelopment Project as of record in Book 2663, page 121, Register's Office of Davidson County, Tennessee, and being more particularly described according to a copy of a survey updated June 4, 1992, by Wendell H. Talley, Sr., Tennessee Registered Land Surveyor No.785, of Barge, Waggoner, Sumner & Cannon, as follows:

BEGINNING at the point of intersection of the present southerly right-of-way line of the CSX Transportation Railroad and the westerly right-of-way line of Seventh Avenue North, said point being approximately 33.79 feet north of the northeast corner of Block "H" as shown on the above referenced plan;

THENCE, with said westerly right-of-way line the following calls:

S 08° 10' 07" E, 3.79 feet to a point;
S 27° 29' 43" E, 30.00 feet to a concrete monument, the northeast corner of said Block "H";

THENCE, leaving said right-of-way and with the northerly line of said Block "H", S 55° 58' 54" W, 304.93 feet to an iron pin on the easterly right-of-way line of Eighth Avenue North;

THENCE, with said right-of-way line N 27° 27' 26" W, 11.83 feet to the point of intersection with the southerly right-of-way line of the CSX Transportation Railroad;

THENCE, with said southerly right-of-way line the following calls:

N 55° 58' 54" E, 207.50 feet to a point;
N 36° 30' 58" E, 42.31 feet to a point,
N 49° 08' 10" E, 61.75 feet to the point of beginning.

Containing 4,905 square feet or 0.11 acre more or less.

Tracts I and II being the same property conveyed to John W. Eakin, Inc., by deed from the State of Tennessee of record in Book 8647, page 454, said Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. Restrictive covenants of record in Book 2735, page 473 as to Tract I, and Book 2697, page 574 as to Tract II, said Register's Office.
2. All matters shown in the Plan of Record in Book 2663, pages 120 and 121, said Register's Office.
3. All matters shown on the survey prepared by Barge, Waggoner, Sumner and Cannon updated June 4, 1992, File No. 12264.

This property is improved property known as 710 James Robertson Parkway, Nashville, Tennessee.

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 SUCCESSORS AND ASSIGNS, FOREVER, AND WE DO COVENANT WITH THE SAID GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS 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. 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 MY HAND THIS 5 DAY OF JULY, 1994.

JOHN W. EAKIN, INC.

By: John W Eakin
John W. Eakin, President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Weldon B. White, Jr. of the state and county mentioned, personally appeared John W. Eakin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of John W. Eakin, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Davidson County this 5th day of July, 1994.

Notary Public

My Commission Expires: January 22, 1995.

WELDON B. WHITE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

67471
IDENTIF. & REFERENCE

94 JUL -5 AM 10:13
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8309003WL.WDA

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