17307

IDENTIF. # REFERENCE

BK 9545 PG 935

PICK-UP

94 DEC 14 PM 4:51

FELIA ... REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Edward T. Brading
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $656,500.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of December, 1994.

Notary Public

My Commission Expires: 11-27-97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
West End Land Development Co., L.P. 3309 Fairmont Drive Nashville, TN 37203	SAME	Map 93-2-4-17

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LION INVESTMENT HOLDINGS, L.P.**, a Delaware limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **WEST END LAND DEVELOPMENT CO., L.P.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on the attached Exhibit A, which is incorporated by reference herein.

This conveyance is subject to the following:

1. State and county taxes, payable for 1995 and subsequent years.*

2. Lease dated September 1, 1990, between First Atlanta Services Corporation and Dan Eisenstein, Marlene Eskind Moses, and Michael I. Mossman, and any and all extensions, renewals, and modifications thereof.

3. Lease dated August 24, 1994, between Lion Investment Holdings, L.P., and Byron Boyd and Frank Causer, and any and all extensions, renewals, and modifications thereof.

4. Lease dated July 28, 1994, between Lion Investment Holdings, L.P., and The Mac Report, and any and all extensions, renewals, and modifications thereof.

5. Lease dated August 30, 1994, between Lion Investment Holdings, L.P., and George Duzane, Martin A. Kooperman, and Frank E. Mondelli, and any and all extensions, renewals, and modifications thereof.

6. Lease dated Thursday, December 28, 1989, between First Atlanta Services Corporation and Nashville Business Journal, and any and all extensions, renewals, and modifications thereof.

7. Easement and Right of Entry Agreement dated September 15, 1994, between VSC Cable, Inc. dba Viacom Cable, and Lion Investment Holdings, L.P.

This is improved property known as One Church Street, Nashville, Tennessee 37201.

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 Grantor shall warrant and defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this instrument has been executed this 13 day of December, 1994.

*This conveyance is also subject to State and County taxes FOR 1994, A LIEN AND DUE AND PAYABLE, and subsequent years.

LION INVESTMENT HOLDINGS, L.P., a Delaware limited partnership

By: HP Management Corp., a Delaware corporation, sole general partner

By: E. Hassels-Weiler
Ekkehart Hassels-Weiler,
Vice President and Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

BOOK 9545 PG 937

State of California

County of Los Angeles

On 13 December 1994 (DATE) before me, Mark Michael G Zamora, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Eckhart Hassels-Weiler (NAME(S) OF SIGNER(S)),

☐ personally known to me - **OR** - ☑ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

MARK MICHAEL G. ZAMORA
COMM. # 1012260
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires FEB 16, 1996

WITNESS my hand and official seal.

Mark Michael G Zamora
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☑ CORPORATE OFFICER
Vice-President / Secretary
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Lion Investment Holdings, L.P.

DESCRIPTION OF ATTACHED DOCUMENT

Special Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

13 December 1994
DATE OF DOCUMENT

n/a
SIGNER(S) OTHER THAN NAMED ABOVE

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EXHIBIT A BK 9545 PG 938

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North and Second Avenue North, 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 S 27° 02′ 00" E 78.30 feet to the outside edge (corner) of building; thence leaving said margin S 62° 38′ 00" W 208.76 feet to the easterly margin of Second Avenue North; thence with said margin N 27° 01′ 00" W 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, N 62° 32′ 00" E 103.00 feet to a point; thence N 27° 01′ 00" W 59.07 feet to the southerly margin of Church Street; thence with said margin N 62° 32′ 00" E 105.74 feet to the point of beginning, described according to the survey dated October 25, 1994 prepared by Howard W. Anderson, Tennessee No. 527, A & A Engineers, Inc., P. O. Box 40048, Nashville, Tennessee 37204, Job No. 5321-94.

Being the same property conveyed to Lion Investment Holdings, L.P. by deed from Klaus Tschira and wife, Gerda Tschira, of record in Book 8778, page 872, Register's Office for Davidson County, Tennessee.

3178 12/14 0101 03CHECK 2446.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9545 PG 939

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				656500.00
			CON TX	2429.05
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2446.05
			CHECK	2446.05
12/14/94	01		16:25 0001	3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17307
IDENTIF. ◆ REFERENCE

94 DEC 14 PM 4:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863137