00075877

IDENTIFICATION REFERENCE

95 JUL -3 PM 3:05

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
Worrick G. Robinson, IV
Suite 201
444 James Robertson Parkway
Nashville, TN 37219-1505

Name & Address of Property Owner	Send Tax Notices to:	Map, Parcel No.
Tennessee Workers Credit Union 444 James Robertson Parkway Nashville, TN 37219-1501	same	093-02-0 008

WARRANTY DEED

BOOK 9720 PG 762

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand Dollars ($700,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, R. C. Whiteaker and Alfred T. Adams, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tennessee Workers Credit Union, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being a part of Lot Cb shown on the Plat of "Resubdivision of Parcels "Ca" and "C" of the Capitol Hill Development Project UR-TENN.2-1" of record in Book 3500, Page 109, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin in the northeasterly right-of-way line of James Robertson Parkway; said iron pin being 84.17 feet southeasterly as measured along said northeasterly right-of-way line of James Robertson Parkway, from the southeasterly terminus of the easterly return curve of the intersection of said James Robertson Parkway and Gay Street; thence,

1. Leaving said right-of-way line of James Robertson Parkway, with the common line of Lot Ca and Cb, in part, N 65° 21′ 00" E, 169.96 feet to an iron pin set; thence,
2. Leaving said common line with a line severing Lot Cb, S 24° 39′ 00" E, 195.53 feet to an iron pin set in the common line of Lots Cb and Cc; thence,
3. With said common line, in part, S 65° 21′ 00" W, 126.22 feet to an existing iron pin in the northeasterly right-of-way line of James Robertson Parkway; thence,
4. With said right-of-way line of James Robertson Parkway, N 36° 57′ 00" W, 154.82 feet to an existing iron pin; thence,
5. Continuing with a 955.00-foot radius curve to the left, a distance of 45.56 feet to the point of beginning; said curve has a chord bearing and distance of N 38° 19′ 01" W, 45.56 feet.

The herein described parcel contains 28,864 square feet or 0.663 acres, more or less.

This parcel is described according to an unrecorded Final Plat of Third National Bank Subdivision made by Ragan-Smith-Associates, Inc.; Project 89-018, Work Order 3094; dated May 23, 1995.

Being a part of the property conveyed to R. C. Whiteaker and Alfred T. Adams, Jr. by deed from Third National Bank in Nashville of record in Book 9560, page 280, said Register's Office.

The property being conveyed hereunder (the "Property") is improved property, known as 444 James Robertson Parkway, Nashville, Tennessee.

The Property is conveyed subject to the following (the "**Permitted Encumbrances**"):

1. Restrictive Covenants contained in instrument of record in Book 2735, page 473, Register's Office of Davidson County, Tennessee.

2. All matters contained on that certain Map of a Resubdivision of Parcels "C" and "Fb" of the Capitol Hill Redevelopment Project, as of record in Book 2854, page 139, said Register's Office.
3. Agreement of record in Book 3458, page 389, said Register's Office.
4. All matters contained on that certain Plan of Resubdivision of Parcels "Ca" and "C" of the Capitol Hill Redevelopment Project as of record in Plat Book 3500, page 109, said Register's Office.
5. The terms, conditions and provisions of the Parking Agreement of record in Book 9560, page 284, said Register's Office.

To have and to hold the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29th day of June, 1995.

R. C. Whiteaker

Alfred T. Adams, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named R. C. Whiteaker and Alfred T Adams, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of June, 1995.

AMY WHITE BALLARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Amy White Ballard
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 21, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 700,000.00.

AMY WHITE BALLARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

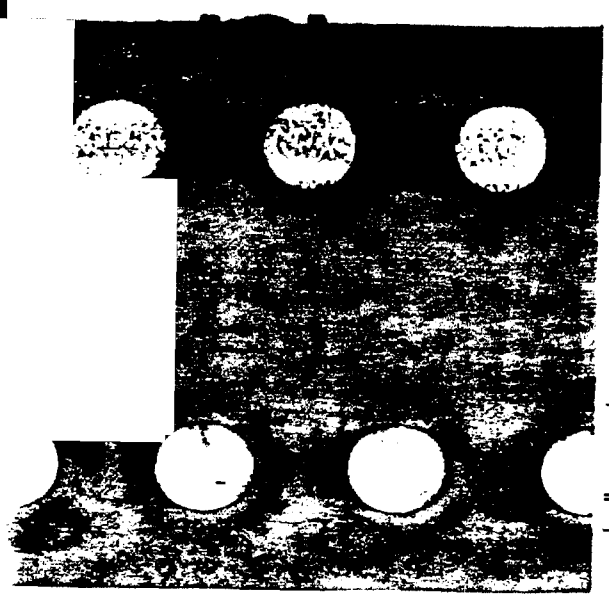
Affiant

Subscribed and sworn to before, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 21, 1996

07/03 0101 03CHECK 2599.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

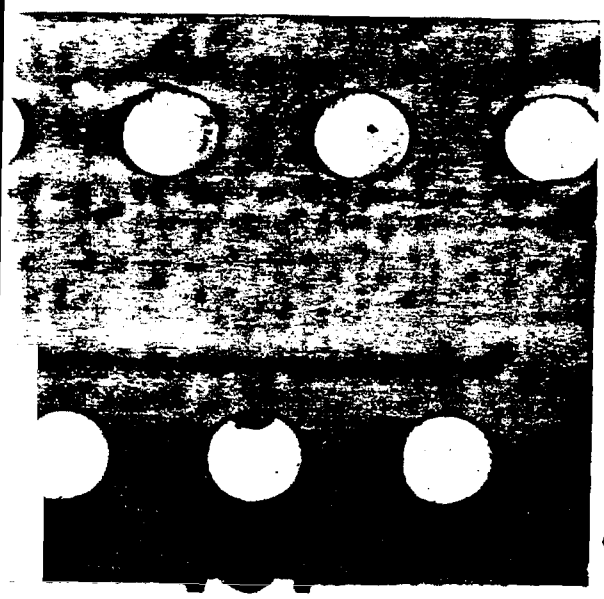
RECEIVED OF _____

FOR _____

BOOK 9720 PG 764

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 700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 8.00
TOTAL 2599.00
CHECK 2599.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. ↑ REFERENCE

95 JUL -3 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926769