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281424
BOX 35

(6)

This instrument prepared by:
LARRY DONELL BLANCHARD, ATTY
UNITED STATES POSTAL SERVICE
3980 DEKALB TECH PKY STE 840
ATLANTA, GEORGIA 30340-2778

Map 70-15, Parcel 48

WARRANTY DEED

97 SEP -9 PM 3:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE
0134828

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made and entered into this 8th day of September, 1997, by METRO CENTER HOLDINGS, INC., a Tennessee Corporation, Party of the First Part, and the UNITED STATES POSTAL SERVICE, Party of the Second Part.

WITNESS that for and in the consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 ($1,500,000.00) DOLLARS, cash in hand paid, the receipt whereof is hereby acknowledged, the Party of the First Part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said UNITED STATES POSTAL SERVICE the following described real estate, situate and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located generally south of Metrocenter Boulevard between Tenth Avenue North and Athens Way and being more particularly described as follows:
>
> BEGINNING at a point in the Southerly right-of-way of Metrocenter Boulevard, said point being N 79°43'21"W, 922.71 feet from the southwesterly quadrant of the intersection of the westerly right-of-way of Athens Way and said southerly right-of-way of Metrocenter Boulevard;

THENCE, leaving said southerly right-of-way of Metrocenter Boulevard with a severance line S 11°10'47"E, 733.74 feet to a point; said point being in the northerly right-of-way of Ponder Place;

THENCE, with said right-of-way line S 43°31'38"W, 61.26 feet to a point;

THENCE, leaving said right-of-way with a severance line N 11°10'47"W, 240.16 feet to a point;

THENCE, continuing with severance line, S 78°49'13"W, 397.72 feet to a point in the easterly right-of-way of Tenth Avenue North;

THENCE, with said easterly right-of-way, N 11°10'47"W, 626.79 feet to an iron pin;

THENCE. continuing with said easterly right-of-way with a curve to the right 94.44 feet to a point in the southerly right-of-way of Metrocenter Boulevard, said curve having a central angle of 108°13'07", a radius of 50.00 feet, a tangent of 69.10 feet and a chord of N 42°54'56"E, 81.08 feet;

THENCE, with said southerly right-of-way with a curve to the right 156.38 feet to a point, said curve having a central angle of 03°11'12", a radius of 2,811.79 feet, a tangent of 78.21 feet and a chord of S 81°22'38"E, 156.36 feet;

THENCE, continuing with said southerly right-of-way, S 79°43'21"E, 252.48 feet to the point of beginning;

Containing 285,551 square feet or 6.56 acres, more or less.

The foregoing description was prepared from boundary survey by Barge, Waggoner, Sumner and Cannon, Inc., Registered Land Surveyor (Tennessee No. 1649), whose address is 162 Third Avenue North, Nashville, Tennessee 37201, Drawing No. 11469-59, dated January 20, 1997.

Its parcel identification numbers are 3.7 - Tax Map 70-15, and Parcel 46 - Tax Map 70-15.

Being Lot 1 on the Plan of MetroCenter Tract 25 of record in Book 9700, page 421, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Metrocenter Holdings, Inc., a Tennessee corporation, by Quitclaim Deed from Metrocenter Properties, Inc., a Delaware corporation, of record in Book 8321, page 668, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or anywise appertaining unto the said Party of the Second Part, its heirs, successors and assigns in fee simple forever.

TOGETHER with all right, title and interest of the Party of the First Part in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land, and together with all the improvements thereon and the appurtenances thereunto belonging and it does warrant the title against all persons whomsoever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; and that the same is unencumbered.

METROCENTER HOLDINGS, INC.

BY: _____

RANDALL W. PARHAM
President

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ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared RANDALL W. PARHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of METROCENTER HOLDINGS, INC., the within named bargainor, and that he as such, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal, at office, in Nashville, Davidson County, Tennessee, this 8 day of September, 1997.

My Commission Expires:

10-10-97

Notary Public

Property Address: Metrocenter Boulevard & 10th Avenue

Return Tax Bill to: Property exempted per TCA § 67-5-201(b)

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