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

AFTER RECORDING RETURN TO:
PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd., Ste 102
Brentwood, TN 37027

98-4-28-Q

WARRANTY DEED

File Box 19B

STATE OF TENNESSEE

5463 07/20 0101 03CHECK 22.00

COUNTY OF DAVIDSON

THIS INDENTURE, made and entered into this 17th day of July, 1998, by MICHAEL D. SHMERLING & CO., LLC, a Tennessee Limited Liability Company, 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 THREE MILLION THREE HUNDRED THOUSAND AND NO/100 ($3,300,000.00) 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 two certain tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, shown as Lots 163, 164, 165, 166, 167, 168, 169, 170, 189, 190, 191, 192, and 193 on the plan of Boyd Home Tract of record in Plat Book 21, Page 39, Register's Office of Davidson County, Tennessee. Located north of Church Street between Seventeenth Avenue North and Eighteenth Avenue

North and being more particularly described according to a survey by Jerry Swords, Tennessee Registered Land Surveyor No. 1806, Dated March 4, 1998, as follows:

TRACT I
BEGINNING on pk nail (new) in the north margin of Church Street and in the east margin of Eighteenth Avenue North and being the southwest corner of Lot No. 170 of the Boyd Home Tract:

Thence with the east margin of Seventeenth Avenue North N 29 deg. 51' 27" W 162.50' to a pk nail (old) in the south line of Church Street Alley;

Thence leaving Eighteenth Avenue North and continuing with said Church Street Alley N 60 deg. 08' 31" E 400.64' to an iron pin (new) in the west line of Chris Moore (DB 4644 Pg. 167), being the east line of Lot No. 162 of Boyd Home Tract;

Thence leaving Church Street Alley and continuing with said Chris Moore S 29 deg. 53' 58" E 162.50' to an iron pin (old) in the north margin of the aforementioned Church Street;

Thence leaving Chris Moore and continuing with said margin of Church Street S 60 deg. 08' 31" W 400.76 to the point of beginning.

TRACT II
BEGINNING on the pk nail (new) in the south margin of State Street and in the east margin of Eighteenth Avenue North and being the northwest corner of Lot No. 170 of the Boyd Home Tract;

Thence leaving Eighteenth Avenue North and continuing with said State Street N 59 deg. 55' 29" E 250.00' to an iron pin (old) w/Adams cap 31139 in the west line of Nashville Bank & Trust (DB 651 Pg 197), being the east line of Lot No. 193 of Boyd Home Tract;

Thence leaving State Street and continuing with said Nashville Bank & Trust S 30 deg. 04' 31" E 169.98' to an iron pin (old) in the north line of Church Street Alley;

Thence leaving Nashville Bank & Trust and continuing with Church Street Alley S 59 deg. 55' 13" W 250.00' to a pk nail (new) in the east margin of the aforementioned Eighteenth Avenue North;

Thence leaving Church Street Alley and continuing with the aforementioned Eighteenth Avenue North N 30 deg. 04' 31" W 170.00' to the point of beginning.

The foregoing description was prepared from boundary survey by Jerry Swords, Registered Land Surveyor (Tennessee No. 1806), whose address is 5210 Maryland Way, Suite 200, Brentwood, Tennessee 37027-4509, Drawing No. 98007, dated March 3, 1998.

BEING the same property conveyed to Michael D. Shmerling & Co., LLC by deed from Patricia Werthan Uhlmann and Joni P. Whethan of record in Book 10458, Page 922, and by deed from Cherokee Columbus Real Estate, L.L.C. a Colorado Limited Liability Company of record in Book 10841, Page 636, Register's Office for Davidson County, Tennessee.

Property Assessors Map Code:

Lot 170; Map 092-12, Parcel 299; FB# 09W-03350

Lot 169; Map 092-12, Parcel 300; FB# 09W-03340

Lot 168; Map 092-12, Parcel 301; FB# 09W-03330

Lot 189; Map 092-12, Parcel 509; ~~FB#~~ 09W-10982

Lot 190; Map 092-12, Parcel 247; FB# 09W-10155

Lot 191; Map 092-12, Parcel 245; FB# 09W-01845

Lot 192; Map 092-12, Parcel 244; FB# 09W-01840

Lot 193; Map 092-12, Parcel 243; FB# 09W-01835

Lot 167 & Part of Lot 166; Map 092-12, Parcel 302;
FB# 09W-03320;
Lot 165 & Part of Lot 166; Map 092-12, Parcel 303;
FB# 09W-03300;
Lot 163 & Lot 164; Map 092-12, Parcel 304;
FB# 09W-03280

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.

MICHAEL D. SHMERLING
& CO.,LLC
a Tennessee Limited
Liability Company

BY: _____
MICHAEL D. SHMERLING
Chief Managing Member

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared MICHAEL D. SHMERLING, 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 Chief Managing Member of MICHAEL D. SHMERLING & CO., LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Chief Managing Member.

Witness my hand and official seal, at office, in Nashville, Davidson County, Tennessee, this 17th day of July, 1998.

My Commission Expires:

7/24/99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Property Address: Intersection of Church Street and Eighteenth Avenue North

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