ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
312 8TH AVENUE NORTH
15TH FLOOR
NASHVILLE, TN 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR.
631 SECOND AVENUE SOUTH
SUITE 1R
NASHVILLE, TN 37210

MAP-PARCEL NUMBER:

MAP 91-4
PARCEL II, 12 & 13

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY FIVE THOUSAND DOLLARS ($95,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WILLIAM S. HOFSTETTER, TRUSTEE, OF THE ESTATE OF HAROLD RAY, D/B/A CITY DEVELOPMENT CO., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at an iron rod having coordinates N=668170.6579, E=1722588.8615, said point being situated at the intersection of the westerly margin of Thirty-Eighth Avenue and the northerly margin of John A. Merritt Boulevard, said point being the southeast corner of the herein described tract of land.

Thence, along said John A. Merritt Boulevard, South 73 degrees 29 minutes 37 seconds West, a distance of 186.71 feet to an iron rod;

Thence, North 16 degrees 30 minutes 35 seconds West, a distance of 4.99 feet to an iron rod;

Thence, along a curve to the right having a central angle of 78 degrees 12 minutes 26 seconds, a radius of 38.00 feet, a tangent of 30.89 feet, a length of 51.87 feet and a chord which bears North 67 degrees 24 minutes 10 seconds West, a distance of 47.94 feet to an iron rod situated in the easterly margin of Thirty-Ninth Avenue.

Thence, along a curve to the left having a central angle of 28 degrees 12 minutes 27 seconds, a radius of 215.05 feet, a tangent of 54.03 feet, a length of 105.87 feet, a chord which bears North 42 degrees 24 minutes 18 seconds West, a distance of 104.81 feet to an iron rod situated in the southerly margin of an alley;

Thence, leaving said road along alley, North 73 degrees 29 minutes 37 seconds East, a distance of 125.38 feet to a point;

Thence, along the easterly line of the property conveyed to Ralph Hines of record in Book 5920, page 372, Register's Office of Davidson County, Tennessee, South 11 degrees 46 minutes 49 seconds East, a distance of 29.94 feet to a point;

Thence, North 73 degrees 29 minutes 37 seconds East, a distance of 155.02 feet to the easterly margin of Thirty-Eighth Avenue;

Thence, along said road, South 11 degrees 46 minutes 49 seconds East, a distance of 100.00 feet to the point of beginning and containing 26299.516 square feet or 0.604

acres of land, according to the survey of Allen R. Trumbo, RLS No. 1127, dated May 27, 1997.

Being part of the same property conveyed to City Development Co. , an unincorporated business entity solely owned by Harold Ray, now deceased, by deed of record in Book 4160, page 28, Register's Office of Davidson County, Tennessee. By Will of Harold Ray, deceased, of record in Will Book 208, page 447, Probate Office for Davidson County, Tennessee, said property was devised to Grantor with full power and authority to sell and convey real estate, and to sell and liquidate any business of the said Harold Ray, and Grantor herein conveys any and all rights of interest in said property vested in Harold Ray, individually and d/b/a City Development Co.

The undersigned Citizens Savings Bank and Trust Company and Ralph Hines join in this conveyance in order to convey any and all rights they may have under those Lease Agreements with Options to Purchase of record in Book 7156, pages 957 and 966, and in Book 6035, page 55, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to an easement for sanitary sewers and/or storm drainage of record in Book 3866, pages 468 and 476, Register's Office of Davidson County, 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 SUCCESSOR AND ASSIGNS, FOREVER: AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT WITHOUT THE JOINDER OF ANY BENEFICIARY HEREUNDER, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY 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 OUR HANDS THIS 21st DAY OF August, 1998.

William S. Hofstetter
WILLIAM S. HOFSTETTER, TRUSTEE OF THE ESTATE OF HAROLD RAY, DECEASED, D/B/A CITY DEVELOPMENT CO.

CITIZENS SAVINGS BANK AND TRUST COMPANY

By: Deborah Gail Easley

Its: President/CEO

Ralph Hines
RALPH HINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared William S. Hofstetter, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he as such Trustee executed the within instrument for the purposes therein contained being authorized so to do.

Witness my hand and seal at office in Nashville, Tennessee this 19th day of August, 1998.

Melissa G. Hooks
Notary Public

My Commission Expires: Nov. 28 1998

0950 08/24 01:01 CHECK 18.00

612007DR.WDA

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared DEBORAH SCOTTENDAY, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged HER self to be the PRESIDENT of Citizens Savings Bank and Trust Company, the within named bargainor, a corporation (or partnership), and that SHE, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by HER self as such officer (or partner).

Witness my hand and official seal at office this 21 day of AUGUST, 1998.

Notary Public

My Commission Expires:

NOV 27, 1999

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 Ralph Hines, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18TH day of August, 1998.

Notary Public

My Commission Expires:

November 28, 1998

PICK-UP

98 AUG 24 PM 12:28
FELIX A. BRUCE, JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
04 78667