(1)

REFERENCE

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00291207, Box 35

99 JUN 16 AM 10:28

REGISTER
DAVIDSON COUNTY, TN

BOOK 11530 PG. 25

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Horne Properties 412 Executive Tower Dr. #205, Knoxville, TN 37923	Owner	Map 93-05 Parcel 171

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Horne Properties, Inc. and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, American General Life and Accident Insurance Company a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the said Horne Properties, Inc., a Tennessee Corporation the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0412 06/16 0101 03CHECK 1772.50

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant David Mosley Vice President

Subscribed and sworn to before me, this the 5th day of ~~June~~ May, 1999.

Judith Haley
Notary Public

JUDITH HALEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
SEPTEMBER 29, 2001

My Commission Expires:
This is improved ( ) unimproved (X) property, known as:

223 Eighth Avenue, North, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever, it covenants that it is

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Schedule B, attached hereto.

IT FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the the lawful claims of all persons claiming by, through and under the Grantor.

Whenever 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 5th day of ~~June~~ May, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY

By: _____

ITS Vice President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared David Mosley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice President of American General Life and Accident Insurance Company, a Tennessee corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Presidetn.

WITNESS my hand and seal, at office in Nashville Tennessee, this 5th day of ~~June~~ May, 1999.

_____

NOTARY PUBLIC

Commission expires: _____

JUDITH L. HALEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
SEPTEMBER 29, 2001

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 1 as shown on the RESUBDIVISION of a Part of Lot 160 of the Original Town of Nashville, recorded in Plat Book 4300, Page 3, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a survey by Ragan-Smith Associates, Inc., Project No. 96-136 / 6128, last updated April 15, 1999 as follows:

BEGINNING at an existing P.K. Nail at the southerly end of the southwest curve return at the intersection of the southerly margin of Union Street and the westerly margin of Eighth Avenue North; thence,

1. With the westerly margin of Eighth Avenue North, S 27°19'00" E. 81.01 feet to an existing P.K. Nail, thence,

2. Continuing with said margin, S 27°22'00" E, 16.98 feet to an existing P.K. Nail at the northeast corner of Lot 2 as shown on the RESUBDIVISION of a Part of Lot 160 of the Original Town of Nashville, recorded in Plat Book 4300, Page 3, R.O.D.C., TN.; thence,

3. With the north line of said Lot 2, S 62°44'04" W. 113.46 feet to an existing iron pin at the foot of a concrete wall, said pin being in the easterly margin of James Robertson Parkway; thence,

4 With said easterly margin, N 57°20'16" W. 31.06 feet to an existing iron pin at the foot of said concrete wall; thence,

5. Continuing with said easterly margin, with a 413.50 foot radius curve to the right, a distance of 66.05 feet, a chord bearing and distance of N 52°49'27" W. 65.979 feet to an existing iron pin in the southerly margin of Union Street; thence,

6. With the southerly margin of Union Street, with a 149.00 foot radius curve to the right, a distance of 6.03 feet, a chord bearing and distance of N 24°21'31" E. 6.029 feet to an existing iron pin; thence,

7. With an offset in said margin, N 64°28'56" W. 2.00 feet to an existing P.K. Nail; thence,

8. With a 151.00 foot radius curve to the right, a distance of 96.19 feet, a chord bearing and distance of N 43°46'02" E. 94.573 feet to on existing P.K. Nail; thence,

9. N 62°01'00" E, 39.12 feet to an existing iron pin at the north end of the southwest curve return at the intersection of the southerly margin of Union Street and the westerly margin of Eighth Avenue North; thence,

10. With said return curve, a 25 foot radius curve to the right, a distance of 39.56 feet, a chord bearing and distance of S 72°39'00" E, 35.560 feet to the POINT OF BEGINNING and containing 16,388 Square feet or 0.3762 acres, more or less

Being a part of the same property conveyed to The National Life and Accident Company, by deed from J. O. Baxx, Trustee, for Shook & Fletcher Supply Co., of record in Book 4065, page 349, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to The National Life and Accident Insurance Company, by deed from J. O. Baxx, Trustee for Leslie Pyburn, et al, Trustees, of and for Nashville Aerie no. 86, Fraternal Order of Eagles, of record in Book 4065, page 344, Register's Office for Davidson County, Tennessee. The National Life and Accident Company now known as American General Life and Accident Insurance Company, of record in Book 8069, page 217, said Register's Office.

EXHIBIT B

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 1999, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 4300, page 3, Register's Office for Davidson County, Tennessee.

3. Permanent easement vested in the City of Nashville, by Decree entered in Minute Book 114, page 22, First Circuit Court of Davidson County, Tennessee, in cause of City of Nashville vs. Shook & Fletcher Supply Company, et al, Rule No. 52687, said Court.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 28

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600420

CERTIFICATE OF REFERENCE

99 JUN 16 AM 10:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	475000.00
CON TX	1757.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1772.50
CHECK	1772.50

06/16/99 01 10:32 0001 0412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479015