Box 504
CAM

This Instrument Prepared By:

Patricia R. Young
Brewer, Krause & Brooks
611 Commerce Street, Suite 2600
Nashville, Tennessee 37203

Instr:20000615005971Ø Page: 1 OF 4
REC'D FOR REC 06/15/2000 10:59:52AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1535.50

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Robert Clark Fesmire Charles E. Cooke One Union Street Nashville, Tennessee 37219	Same	93-02-4

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Hans-Ullrich Löer and wife Eva Löer**, the Grantors herein, have bargained and by these presents do transfer and convey unto **Robert Clark Fesmire, a married man, and Charles E. Cooke, a married man**, the Grantees herein, their successors, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This is **improved** property known as One Union Street, Nashville, Tennessee.

Said property is conveyed subject to matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

GRANTORS DO further covenant and bind themselves, their successors, assigns and legal representatives to warrant specially and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through, or under Grantors, but no further or otherwise and subject, however, to the covenants contained herein and the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of June, 2000, the Grantors having caused their names to be signed hereto by its duly authorized officers on the said day and date.

GRANTORS:

BY: Hans-Ullrich Löer by Patricia R. Young, Attorney in Fact
HANS-ULLRICH LÖER by Patricia R. Young, Attorney in Fact, pursuant to Power of Attorney

BY: Eva Löer by Patricia R. Young, Attorney in Fact
EVA LÖER by Patricia R. Young, Attorney in Fact, pursuant to Power of Attorney

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia R. Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Hans-Ullrich Löer and Eva Löer, the Grantors, and that she as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name Hans-Ullrich Löer and Eva Löer by herself as Attorney-in Fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of June, 2000.

Rhonda Putchett
Notary Public

My Commission Expires: 7/27/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2000.

Carol A. Munn
Notary Public
My Commission Expires: 9-23-2000

EXHIBIT "A"
to
Special Warranty Deed

[Legal Description]

Being a certain tract of land lying in the 19th Councilmanic District of Davidson County, Nashville, Tennessee, said tract being further described according to a survey by R.L. Montoya Land Surveying, Inc., Registered Surveyor Number 697, dated May 8th, 2000, as follows:

BEGINNING at a PK nail (old) at the building corner, at the intersection of the south margin of Union Street and the west margin of First Avenue, thence; along the west margin of First Avenue, South 26 degrees 58 minutes 47 seconds East, 51.07 feet, to a point, and point falling at the intersection of the west margin of First Avenue and the center of the now closed Brandon Street, (see Metro Council Ordinance Number 082-1107), thence; continuing along the aforementioned Brandon Street, South 62 degrees 56 minutes 07 seconds West, 115.44 feet, to a point, thence; severing a building, North 27 degrees 17 minutes 23 seconds West, 50.48 feet, to a point falling on the south margin of Union Street, said point also falling on the north wall line of the building on the herein described parcel, thence; with said margin and wall line, North 62 degrees 38 minutes 38 seconds East, 115.71 feet, to the point of beginning, containing 5,867.95 square feet and/or 0.13 acres more or less.

Being the same property conveyed to Dr. Med. Hans-Ullrich Loeer and spouse, Eva Loeer, by deed from One Union Street, a Tennessee joint venture consisting of Alf James, Jr. and Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue and L. Gino Marchetti, Jr. of record in Book 7406, Page 726, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
to
Special Warranty Deed

[PERMITTED EXCEPTIONS]

1. Taxes for 2000, a lien, but not yet due and payable. Map #93-02-4, Parcel #040.00.

2. All matters appearing on survey by R.L. Montoya dated 8th day of May, 2000.

3. Restrictive covenants contained in instrument of record in Book 6135, page 582, Register's Office for Davidson County, Tennessee.

4. Amendment of the official street and alley acceptance and maintenance map for the Metropolitan Government of Nashville and Davidson County, by closing, vacating and abandoning that portion of Brandon Street between First Avenue North and Second Avenue North, referenced by Bill No. 082-1107. The conveyance of the closed Brandon Street to the ajacement property owners, referenced by Bill No. 843.