This Instrument Was Prepared By:
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511 Union Street
Nashville, Tennessee 37219

Instr:20000815008091S Page: 1 OF 5
REC'D FOR REC 08/15/2000 2:37:38PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1443.00

**Address New Owner(s):**
Cohen Building, LLC
555 Church Street, Suite 100
Nashville, TN 37219

**Send Tax Bills to:**
Same

**Map and Parcel: 93-6-1-86**

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ridgefield Properties, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Cohen Building, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto, less and except those certain air rights more particularly described on Exhibit B attached hereto, which shall be retained by Grantor.
>
> This is improved property known as 421 Church Street.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the terms of the agreement of record in Book 2902, page 328, Register's Office for Davidson County, Tennessee and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of August, 2000.

RIDGEFIELD PROPERTIES, a Tennessee General Partnership

By: KERMIT C. STENGEL CO., Managing General Partner

By: [signature]
Title: Pres.

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, JACK F. King Jr., a Notary Public in and for the County and State aforementioned, personally appeared Kermit C. Stengel Jr., 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 KERMIT C. STENGEL CO., the managing general partner of RIDGEFIELD PROPERTIES, the within named bargainor, a partnership, and that he as such President of KERMIT C. STENGEL CO., executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of KERMIT C. STENGEL CO., its general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 15 day of August, 2000.

[signature]
Notary Public

JACK F. KING, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/31/2004

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $390,000.

Affiant

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

Notary Public

My Commission Expires: 5/31/2004

## EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly side of Church Street between Fourth Avenue North and Fifth Avenue North and being more particularly described as follows:

Beginning at a point in the southerly margin of Church Street, said point being 102.98 feet easterly from the easterly margin of Fifth Avenue North; thence, FROM SAID POINT OF BEGINNING, with the southerly margin of Church Street, North 59° 30' 52" East 28.05 feet to a point; thence, leaving said margin, South 29° 56' 41" East 140.13 feet to a point; thence, South 60° 03' 01" West 28.37 feet to a building corner; thence, North 29° 48' 35" West 139.87 feet to the point of beginning; containing 3.950 square feet or 0.09 acre, more or less.

BEING a portion of the same property conveyed to Ridgefield Properties, a Tennessee general partnership, by Deed of Record in Instrument No. 199912300308923, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

Air Rights Reservation

Grantor reserves from the conveyance described in this Deed, and retains in fee simple, all rights to the air space above fifty (50) feet from the base elevation of the property herein conveyed as of the date of this Deed (the "Air Space"). By this reservation, Grantor reserves all rights in the Air Space that are appurtenant to the ownership of real property, including but not limited to, the right to convey or transfer the fee simple estate or a lesser estate in the Air Space, the right to use or develop the Air Space, and the right to exclude others from using the Air Space. Grantee is prohibited from making use of the Air Space in any manner, including but not limited to, (i) constructing any structures, or placing any antennas, lightening rods, spires, or communication equipment within the Air Space, (ii) obstructing the flow of light or air to, from or over adjoining properties, and (iii) obstructing the transmission of television, radio, cellular telephone, satellite, or any other communications or frequencies to or from adjoining or other properties.