THIS INSTRUMENT PREPARED BY:
Aaron R. Kaalberg
c/o H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map and Parcel Number
H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	Same	Map 82-13 Parcels 151, 157 and 159

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENTWORTH CALDWELL, JR., ANNE CALDWELL PARSONS** and **FRANCES CALDWELL JACKSON** (collectively, "Grantor"), as tenants in common and the successors-in-interest to May Caldwell Brown's interest in the Property (hereinafter defined), have bargained and sold, and by these presents do hereby transfer and convey unto **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto (the "Property").

The Property is improved property located at 1200 Rosa L. Parks Boulevard, and 1203 and 1209 Seventh Avenue North, all in Nashville, Davidson County, Tennessee. This property is commercial in nature and has never been used as a residence by any Grantor or their respective spouses.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[signature page follows]

BILL GARRETT, Davidson County
Trans:T20120039433 DEEDWARR
Recvd: 05/30/12 11:59 6 pgs
Fees:33.00 Taxes:2405.00
20120530-0046681

WITNESS my hand this 29th day of May, 2012.

Wentworth Caldwell, Jr.

Anne Caldwell Parsons

Frances Caldwell Jackson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Wentworth Caldwell, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2012.

Notary Public

My Commission Expires: January 9, 2016

CATHY BOMAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Anne Caldwell Parsons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2012.

Notary Public

My Commission Expires: January 9, 2016

CATHY BOMAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Frances Caldwell Jackson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2012.

Cathy Bomar
Notary Public

My Commission Expires: January 9, 2016

CATHY BOMAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $650,000.

Affiant

Sworn to and subscribed before me this 29th day of May, 2012.

Donna M. Schklar
Notary Public

My Commission Expires: 9/8/13

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. 1:

Being Lot No. 34 on the Plan of D. T. McGavock's First Addition, as of record in Plan Book 1, page 33, Chancery Court at Nashville. Said Lot No. 34 fronts 61 feet 5 inches on the easterly side of 8th Avenue North, formerly Spruce Street, and extends back 150 feet on the northerly line and 152 feet 4 inches on the southerly line with the northerly margin of Madison Street, to an alley, measuring 86 feet 5 inches thereon.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the South 40 feet of Lot No. 35 in the Subdivision of certain lots in D. T. McGavock's First Addition to Nashville, a plan of which subdivision is of record in Plan Book 1, page 33, of the Chancery Court at Nashville.

Said part of said Lot No. 35 fronts 40 feet on the East side of Spruce Street, now 8th Avenue North, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 3:

Land in Davidson County, Tennessee, being Lot No. 36 and the North 10 feet of Lot No. 35 on the map of Addition of D. T. McGavock's Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville.

Said lot and part of said lot adjoin and front together 60 feet on the east side of 8th Avenue, North and run back between parallel lines, 150 feet to an alley.

TRACT NO. 4:

Being the northerly 50 feet of Lot No. 116 in D. T. McGavock's First Addition to Nashville, as of record in Book No. 10, pages 606 to 609 inclusive, of the Register's Office for said County.

Said part of said Lot No. 116 fronts 50 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between parallel lines 152 feet to an alley.

TRACT NO. 5:

Being the North one-half of Lot No. 117, in D. T. McGavock's First Addition, a plan of which is of record in Book 10, page 606, Register's Office for said county.

Said part of Lot No. 117 fronts 50 feet on the west side of 7th Avenue, North and runs back westwardly 150 feet, more or less, to an alley.

Tracts 1-5 being part of the same property conveyed by Quitclaim Deed, as of record in Book 9270, page 167, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2012 and future years, which are a lien but not yet due and payable.

2. All matters on shown on the Plan of record in Plat Book 1, Page 33, Register's Office for Davidson County. (as to Tracts 1, 2 and 3)

3. All matters on shown on the Plan of record in Plat Book 10, Page 606-609, Register's Office for Davidson County. (as to Tracts 4 and 5)

4. Lease dated as of May 11, 1973 by and between Third National Bank In Nashville, as landlord, and First American National Bank of Nashville, as tenant; as amended by that certain Amendment to Lease dated May 19, 2003 by and between SunTrust Bank, as agent for Grantor, as landlord, and AmSouth Bank, as Tenant, in each case as successors-in-interest to the original landlord and tenant; as further amended by that certain Second Amendment to Lease dated April 29, 2008 by and between SunTrust Bank, as agent for Grantor, as landlord, and Regions Financial Corp., as successor-in-interest to the prior tenant; and as further amended by that certain Third Amendment to Lease dated February 29, 2012 by and between SunTrust Bank, as agent for Grantor, as landlord, and Regions Bank ("Tenant"), as successor-in-interest to the prior tenant.