BILL GARRETT, Davidson County
Trans:T20130034793 DEEDWARRSP
Recvd: 04/29/13 09:32 7 pgs
Fees:38.00 Taxes:15725.00
20130429-0042089

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 26th day of April, 2013, by and between **FEDERAL RESERVE BANK OF ATLANTA**, a federally chartered corporation, party of the first part, and **301 EIGHTH AVENUE, LLC**, a Tennessee limited liability company, as tenant in common with a seventy five percent (75%) undivided interest, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto 301 Eighth Avenue, LLC a seventy five percent (75%) undivided interest as tenant in common, in the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

See attached Exhibit "A" which is incorporated herein by this reference for legal description.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

This conveyance is made by the party of the first part and accepted by the party of the second part subject to the matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"). The party of the first part will warrant and forever defend the title and quiet possession to the above described real property against the lawful claims of all persons claiming by, through or under it, subject to the Permitted Exceptions, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

FEDERAL RESERVE BANK OF ATLANTA,
a federally chartered corporation

By: _____
Name: William J. DeVine
Title: Vice-President

****

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Jean P. Shearer, a Notary Public of said State and County aforesaid, personally appeared William J. DeVine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President of Federal Reserve Bank of Atlanta, the within named bargainor, a federally chartered corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of Federal Reserve Bank of Atlanta, by himself as such Vice-President.

Witness my hand and seal, this 24th day of April, 2013.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jean P. Shearer
Notary Public

My Commission Expires: 9-8-2013

****

(FOR RECORDING DATA ONLY)

Property Address:
301 Rosa L. Parks Avenue 37203
Nashville TN

Property Owner:
Federal Reserve Bank of Atlanta
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309

Map 93 Group 5 Parcel 144

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $4,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

Address of New Owner and Send Tax Bills to: (Person or Agency responsible for payment of taxes)

301 Eighth Avenue, LLC
c/o AmCorp Realty Corporation
P.O. Box 150262
Nashville, Tennessee 37215
Attention: Mr. Ben H. Willingham, III

Subscribed and sworn to before me this 26th day of April, 2013.

Jean P. Shearer
Notary Public

My Commission Expires: 9-8-13

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument prepared by:
Clyde Click, Atty.
Clyde Click, P.C.
3525 Piedmont Road, N.E.
Eight Piedmont Center, Suite 408
Atlanta, GA 30305

CTIC#1211812CTN

Return to:
Palmer Pillans, Esq.
Butler, Snow, O'Mara, Stevens and Cannada, PLLC
Suite 1600
The Pinnacle at Symphony Place
150 3rd Avenue South
Nashville, Tennessee 37201

EXHIBIT "A"

LEGAL DESCRIPTION

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Southerly portion of Lot No. 158 on the Plan of the Original Town of Nashville, not of record, and Lot No. 2 on the Map of Samuel Watkins as of record in Book 57, page 14, Register's Office for said County, which adjoin and are described together as follows:

Beginning at a point in the westerly margin of 8th Avenue North at the northeast corner of the property conveyed to Spruce Street Baptist Church of record in Book 221, page 78, Register's Office for said County; then with said avenue northerly 90 feet; thence at right angles westerly 180 feet, more or less, to the easterly margin of McLemore Alley; thence with said alley southerly 90 feet to the northwest corner of the Church property; thence along their northerly line easterly, 180 feet, more or less, to the point of beginning.

Being the same property conveyed to Beulah Dyer Evers by deed from Leon Gilbert, unmarried, of record in Book 1642, page 51, and by deed from Laura Abrams, Trustee, of record in Book 1680, page 180, said Register's Office, and conveyed to the Federal Reserve Bank of Atlanta by Beulah Dyer Evers and husband, Frank B. Evers, by deed of record in Book 2094, page 595, said Register's Office.

TOGETHER WITH the following tract or parcel of land:

Being part of Lot No. 159 on the Map of the Original Town of Nashville (not recorded), and described as follows:

BEGINNING at a point in the westerly margin of 8th Avenue North 152.4 feet North from the Northerly margin of 9th Avenue North, formerly Union Street, as widened by City Ordinance No. ___ in Ordinance Book 2, page 49, in the Office of the City Clerk for the City of Nashville; thence westerly, parallel to the North margin of 9th Avenue North, formerly Union Street, 180 feet 9-5/8 inches, more or less, to the easterly margin of McLemore Alley; thence with the margin of the same, northerly 90 feet to the Southwest corner of the property conveyed to Beulah Dyer Evers by deed of record in Book 1642, page 51, Register's Office for said County; thence along Evers' southerly line easterly 180 feet 9-5/8 inches to the westerly margin of 8th Avenue North; thence with the margin of the same southerly 90 feet to the point of beginning.

Being the same property conveyed to the Spruce Street Baptist Church by deed from M.H. Hopkins, et al., Trustees, of record in Book 221, page 78, Register's Office for said County.

Being also the same property conveyed to the Federal Reserve Bank of Atlanta by E. T. Brown, et al., the Trustees for the use and benefit of the Spruce Street Baptist Church, of Nashville Tennessee by deed of record in Book 2146, page 51, said Register's Office

TOGETHER WITH the following tract or parcel of land:

Being part of lot number 159 on the Original Plan of Nashville, not of record, and described as follows:

Beginning at the intersection of the westerly margin of 8th Avenue North, formerly Spruce Street, and the Northerly margin of Union Street, as widened, now known as 9th Avenue North; thence Northerly, along the westerly margin of 8th Avenue North, 152.4 feet, more or less, to the Southeast Corner of the Spruce Street Baptist Church lot; thence westerly, along the southerly line of said Church lot, 175 feet, more or less, to the easterly margin of an alley; thence southerly, along the easterly margin of said alley, 152.4 feet, more or less, to the northerly margin of said 9th Avenue North; thence easterly, along the Northerly margin of same, 175 feet, more or less, to the beginning, being all of Lots numbers 4 and 3, and part of Lots numbers 2 and 5, in the Subdivision of Lot number 159 as per plan of record in Minute Book "C", page 169 of the Chancery Court at Nashville.

Being the same property vested in fee simple in Nashville Young Women's Christian Association by deed from Women's Hospital of the State of Tennessee, of record in Book 857, page 456, of the Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to the Federal Reserve Bank of Atlanta by the Nashville Young Women's Christian Association in deed of record in book 2094, page 530, Register's Office of Davidson County, Tennessee.

TOGETHER WITH the following tract or parcel of land:

Bounded on the north by the existing north margin of Union Street, on the west by the proposed easterly margin of the Capitol Hill Blvd., and on the south by the proposed north margin of Union Street, being more fully described as follows:

Beginning at the intersection of the existing north margin of Union Street with the proposed north margin of Union Street; running thence with the existing margin of Union Street South 61 degrees 56 minutes 15 seconds West, 62.00 feet, more or less, to a point; thence South 62 degrees 33 minutes 00 seconds West, 7.13 feet, more or less, to the proposed easterly margin of the Capitol Hill Blvd.; thence with the proposed easterly margin of Capitol Hill Blvd., along a curve to the left having a radius of 1,058.48 feet for a distance of 15.32 feet, more or less, to the beginning of a curve to the left having a radius of 414.50 feet; thence along said 414.50 radius curve to the left a distance of 11.52 feet, more or less, to the proposed northerly margin of Union Street; thence northeastwardly with the proposed northerly margin of Union Street along a curve to the right having a radius of 205 feet a distance of 4.94 feet, more or less, to a point; thence South 59 degrees 18 minutes 03.7 seconds East 1.00 foot, more or less, to a point; thence continuing with the proposed northerly margin of Union Street, along a curve to the right, having a radius of 233.4 feet a distance of 29.02 feet, more or less, to a point; thence South 52 degrees 10 minutes 32.2 seconds East 1.00 foot, more or less, to a point; thence continuing with the

proposed north margin of Union Street along a curve to the right having a radius of 232.4 feet for a distance of 35.54 feet, more or less, to the existing north margin of Union Street the beginning. Having an approximate area of 822 square feet.

Part of the above described tract was retained by the City as a permanent easement, said permanent easement being described as follows: A part of the above described parcel of land being a strip fronting the northerly side of Union Street as proposed, beginning approximately 34.54 feet west of the intersection of the existing and proposed north margins of Union Street and extending southwestwardly to the easterly margin of the Capitol Hill Blvd. and having a maximum width of 3.75 feet, the limit of said easement being a line 1.00 foot from the outer line of the retaining wall footing.

Being the same property abandoned by the City of Nashville in Metro Council Bill No. 56-151, a copy of which is recorded in Book 2636, page 387, Register's Office of Davidson County, Tennessee.

TOGETHER WITH the following tract or parcel of land:

That portion of former Alley No. 105, known as McLemore Alley, adjacent to the property described above, abandoned by the City of Nashville pursuant to Metro Council Bills No. 54-430, 64-314 and 71-1504, subject to the easements retained in said Bills.

LESS AND EXCEPT a certain tract or parcel of land located on the north side of Union Street in Nashville, Davidson County, Tennessee, being part of Lot 159 of Original Plan of Nashville, being more fully described as follows:

Beginning at the intersection of the north margin of Union Street with the west margin of 8th Avenue North, thence with the north margin of Union Street, South 61 degrees 56 minutes 15 seconds West, 113.07 feet, more or less, to the intersection of the north margin of Union Street with the proposed north margin of Union Street; thence northeastwardly with said proposed north margin of Union Street, along a curve to the right of 232.40 feet radius, 62.62 feet, more or less, to a point; thence continuing along said proposed north margin of Union Street, North 62 degrees 01 minute 27 seconds East, 40.38 feet, more or less, to the beginning of a curve; thence continuing with the proposed north margin of Union Street, northeastwardly along a curve to the left of 11 foot radius 17.18 feet, more or less, to the westerly margin of 8th Avenue North; thence with the westerly margin of 8th Avenue North., South 27 degrees 28 minutes 03 seconds East, 19.12 feet, more or less, to the beginning, having an approximate area of 793 square feet,

Being a part of tract conveyed to the Federal Reserve Bank of Atlanta by the Nashville Young Women's Christian Association in deed of record in book 2094, page 530, Register's Office of Davidson County, Tennessee.

Being also the same property described in City of Nashville Metro Council Bill No. 56-151 as property to be conveyed by the Federal Reserve Bank of Atlanta to the City of Nashville, a copy of which is recorded in Book 2636, page 387, Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem real estate taxes for the 2013 fiscal year and subsequent years, not yet due and payable.

2. All matters shown on Plan of record in Plat Book 57, page 14, Register's Office for Davidson County, Tennessee.

3. Easements retained and set forth in Metro Council Bills No. 64-314, 71-1504, 54-430 and 56-151, and in Instrument of record in Book 2636, page 387, aforesaid records.

4. All matters shown on Survey No. 13032 BB, prepared by R. Scott Cherry, TN RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, dated February 14, 2013, as revised February 28, 2013.