Box 3Le

This Instrument Prepared by:

James D. Lane, II
HULL, RAY, RIEDER, EWELL, LANE & LYNCH, P.C.
214 N.E. Atlantic Street
P.O. Box 878
Tullahoma, Tennessee 37388

Real Property Tax Responsibility:
OWNER:

Partnership Liquidity Investors, LLC
416 9th Street
Huntington Beach, CA 92648

BILL GARRETT, Davidson County
Trans:T20140082437 DEEDWARR
Recvd: 10/31/14 15:55 10 pgs
Fees:53.00 Taxes:129.50
20141031-0100900

BANKRUPTCY TRUSTEE'S DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND DOLLARS ($35,000.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Trudy M. Edwards (Grantor), Trustee in Bankruptcy for Irby C. Simpkins, Jr., Chapter 7 Case No.: 4:12-bk-15816, United States Bankruptcy Court, Eastern District of Tennessee, Winchester Division and being authorized to act in the premises under Bankruptcy Court Notice, a copy of which is attached hereto as ***Exhibit A***, do hereby sell, transfer and convey unto **Partnership Liquidity Investors, LLC, a Delaware limited liability company,** its heirs and assigns, all my right, title and interest, in and to the following described real estate located in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns, in fee simple forever.

AND I DO COVENANT unto the Grantee, all right and title vested in me as such Trustee, make no further covenants or warranties. I convey as Trustee and not otherwise, and all my actions in the premises are done solely as Trustee, under authority conferred upon me by said United States Bankruptcy Court and not as an individual.

Witness My Hand, this 31st day of October, 2014.

Trudy M Edwards Trustee
TRUDY M. EDWARDS
Chapter 7 Trustee
300 South College Street
Winchester, TN 37398
(931) 967-4368

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, the within named, Trudy M. Edwards, Chapter 7 Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, this 31 day of October 2014.

Frank S. Peeler
NOTARY PUBLIC

NOTARY PUBLIC
Frank S. Peeler
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

My Commission Expires: 3/8/2016

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

June Rowell
Affiant

Subscribed and sworn to before me this the 31st *day of* October *2014.*

April N. Bradley
Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.14

EXHIBIT "A"

Tract I - (93-9-325):

A part of Lot No. 211 on the map of McNairy's West Nashville lots as of record in Book 9, Pages 322 and 323, R.O.D.C., Tennessee and in Minute Book "C", Pages 136 and 137, Chancery Court of Nashville and being more particularly described as follows:

Beginning at the iron pin on the northerly margin of Porter Street, said pin being North 58 degrees 33' 35" East a distance of nine (9) feet from the original southerly common corner of Lots 211 and 212 above stated McNairy's Subdivision and also being South 58 degrees 33' 35" West distance of thirty and ninety-three hundredths (30.93) feet from a pin set on the westerly and of the northwesterly return curve at the 11th Avenue Industrial Boulevard and Porter Street as dedicated in Deed Book 4473, page 348, R.O.D.C., Tennessee; thence with a line parallel to and nine (9) feet east of the common line of Lots 211 and 212 North 31 degrees 19' 49" West a distance of the one hundred fifty-nine and sixty-seven hundredths (159.67) feet to an iron pin set on the southwesterly return curve at Grundy Street and 11th Avenue Industrial Boulevard as dedicated by Deed Book 4473, Page 348, R.O.D.C., Tennessee; thence easterly and southerly with said curve to the right, and having a radius of twenty (20) feet, a distance of nineteen and eighty-nine hundredths (19.89) feet to an iron pin on the westerly margin of 11th Avenue Industrial Boulevard as dedicated in Deed as noted above and having a chord bearing and distance of South 73 degrees 46' 27" East, nineteen and eight hundredths (19.08) feet; Thence southerly with the westerly margin of 11th Avenue Industrial Boulevard with a curve to the left, having a radius of five hundred twenty-nine and fifty-eight hundredths (529.58) feet, a distance of one hundred sixteen and seventy-eight hundredths (116.78) feet to an iron pin set at the northerly end of the northwesterly return curve at Porter Street and 11th Avenue Industrial Boulevard and having a chord bearing and distance of South 51 degrees 35' 37" East, one hundred sixteen and fifty-five hundredths (116.55) feet; thence southerly and westerly with a curve to the right, having a radius of twenty-five (25) feet, and distance of fifty and eighty-two hundredths (50.82) feet to an iron pin on the northerly margin of Porter Street and having a chord bearing and distance of South 00 degrees 19' 28" West, forty-two and fifty-one hundredths (42.51) feet; thence with the northerly margin of Porter Street, South 58 degrees 33' 35" West a distance of thirty and ninety-three hundredths (30.93) feet to the point of beginning and containing five thousand three hundred sixty-six (5,366) square feet or one hundred twenty-three thousands (0.123) acre, according to a survey by Ragan-Smith & Associates, Inc. dated January 29, 1975, being a part of the same property conveyed to Louisville and Nashville Railroad Company by Deed from Louisville and Nashville Terminal Company as of record in Book 3432, Page 179, R.O.D.C., Tennessee.

Subject to the reservation by Louisville and Nashville Railroad Company of a permanent easement over the above-described tract for a spur track which serves Nashville Electric Service, said permanent easement being more particularly described as follows:

Beginning at a point on the northwesterly return curve at Porter Street and 11th Avenue Industrial Boulevard at the intersection of said curve and the westerly line of said easement. Said point being southerly a distance of twenty-six and fifty-four hundredths (26.54) feet from thence northerly end of said northwesterly return as measured along said curve; then northerly with the westerly line of said easement parallel to and ten (10) feet west of the centerline of the existing spur track with a curve to the right, having a radius of three hundred twenty-six and sixty-two hundredths (326.62) feet, a distance of one hundred nineteen and ninety-seven hundredths (119.97) feet to a point of compound curve; thence continuing northerly with the said westerly margin with a curve to the right, having a radius of three hundred forty-nine (349) feet, a distance of fifteen and thirty-two hundredths (15.32) feet to a point on the westerly line of above described property; thence with the westerly line of the above described property parallel to and nine (9) feet east of the common line of Lots 211 and 212, North 31 degrees 19' 49" West a distance of twenty-four and sixty-one hundredths (24.61) feet an iron pin set on the southwesterly return curve at Grundy Street and 11th Avenue Industrial Boulevard; thence easterly and southerly with said curve to the right, having a radius of twenty (20) feet, a distance of

nineteen and eighty-nine hundredths (19.89) feet to an iron pin on the westerly margin of 11th Avenue Industrial Boulevard; thence southerly with the westerly margin of 11th Avenue Industrial Boulevard with a curve to the left, having a radius of five hundred twenty-nine and fifty-eight hundredths (529.58) feet, a distance of one hundred sixteen and seventy-eight hundredths (116.78) feet to an iron pin set at the northerly end of the northwesterly return to Porter Street and 11th Avenue Industrial Boulevard, and having a chord bearing and distance of South 51 degrees 35' 37" East, one hundred sixteen and fifty-five hundredths (116.55) feet; thence southerly and westerly with said return curve to the right, having a radius of twenty-five (25) feet, a distance of the twenty-six and fifty-four hundredths (26.54) feet to the point of beginning and containing two thousand two hundred ninety-six (2, 296) square feet or fifty-three thousands (0.053) acre.

Being the same property conveyed to Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company by Louisville and Nashville Railroad Company on May 21, 1975 as recorded in Book 4914, Page 806, R.O.D.C., Tennessee.

Tract II - (93-9-126; 93-9-127):

Land in Davidson County, Tennessee, being lots Nos. 215 and 216 in McNairy's Plan of West Nashville Lots, as of record in Minute Book C, pages 136 and 137, Chancery Court at Nashville, Tennessee. Said Lots Nos. 215 and 216 front together 100 feet on the southerly side of Porter Street and extend back between parallel lines 175 feet to an alley in the rear.

Tract III - (93-9-125):

Land in Davidson County, Tennessee, being Lots No. 214 on the plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 214 fronts 50 feet on the southerly side of Porter Street and runs back between parallel lines 175 feet to an alley.

Tract IV - (93-9-124; 93-9-135):

Land in Davidson County, Tennessee, being Lots Nos. 19, 21, 210 and 213 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County and in Minute Book C, pages 136 and 137, Chancery Court of Davidson County, at Nashville, Tennessee, and also described according to a survey of S.M. McMurray Engineering Company of Nashville, Tennessee, dated May 22, 1937; said Lots Nos. 19 and 21 join and front 50 feet each on the northerly side of Broad Street and extend in a northerly direction between parallel lines 175 feet to a 15 foot alley; said Lots Nos. 210 and 213 join and front 50 feet each on the southerly side of Porter Street and extend southerly between parallel lines 175 feet to a 15 foot alley, said four lots being separated by said 15 foot alley hereinabove referred to.

Tract V:

That portion of alley No. 237 referred to in Tract No. 3 as lying north of Lots Nos. 19 and 21 and south of Lots 210 and 213 in the McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee; and in Minute Book C, pages 136 and 137, Chancery Court Davidson County, at Nashville, Tennessee, said portion of said alley having been closed, vacated and abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee Bill No. 72-141.

Being the same property conveyed to the Tennessean Newspaper, Inc., as to an undivided 70% interest and Nashville Banner Publishing Company, as to an undivided 30% interest by Deed from Third National Bank in Nashville, Trustee for Mamie Wilson Hill, et al., of record in Book 5784, page 266, R.O.D.C., Tennessee.

Tract VI - (Part of 93-9-132):

All that tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot 23 on McNairy's Plan of West Nashville Lots, as of record in Book No. 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book C, pages 136 and 137, of the Chancery Court of Nashville. Said Lot No. 23 fronts 50 feet on the northerly side of Broad Street and runs back between parallel lines 175 feet to an alley.

The easterly one-half of said Lot No. 23 was conveyed to Rebecca A. Porter by decree of record in Minute Book 30, page 99, of the Chancery Court at Nashville, a certified copy of which decree is of record in Book 660, page 87, of the Register's Office for Davidson County, Tennessee. The westerly one-half of said Lot No. 23 was conveyed to Rebecca Allen Porter and Matilda A. Porter by deed of Alexander J. Porter, of record in Book 723, page 654, in the Register's Office for Davidson County, Tennessee.

Being the same lands as conveyed by Rebecca A. Porter and Matilda A. Porter to the Nashville Banner Publishing Company and Tennessean Newspapers, Inc., on June 23, 1958 as recorded in Book 1630, page 561, R.O.D.C., Tennessee.

Tract VII - (Part of 93-9-132):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 25 in McNairy's Plan of West Nashville Lots, now in the City of Nashville, fronting 50 feet on the northerly side of Broadway and extending back northerly between parallel lines 175 feet to an alley, as per plan of record on pages 136 and 137 of Minute Book C of the Chancery Court of Nashville, Tennessee. Said Lot No. 25 commences at a point in Broadway 180 feet east from eastern margin of Twelfth Avenue, formerly McNairy Street, and runs thence along Broadway, east towards Eighth Avenue, formerly Spruce Street, 50 feet and extends back northwardly from Broadway between parallel lines 175 feet, more or less, to a 12-foot alley.

Being the same lands as conveyed to Tennessean Newspapers, Inc., and The Nashville Banner Publishing Company by William Howard Ewing and Emily Robinson Ewing, as recorded on June 7, 1948 in Book 1627, page 389, R.O.D.C., Tennessee.

Tract VIII - (Part of 93-9-132):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being the easterly 25 ½ feet of Lot No. 27 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said part of Lot No. 27 fronts 25 ½ feet on the northerly side of Broadway, formerly Broad Street and runs back between parallel lines 175 feet to an alley.

Being the same lands as conveyed to Tennessean Newspapers, Inc., and The Nashville Banner Publishing Company by Kate Drake, by virtue of deed recorded on January 4, 1955 in Book 2338, page 91, R.O.D.C., Tennessee.

Tract IX - (93-9-129)

Lot No. 29 and the westerly 24 ½ feet of Lot No. 27 in McNairy's Plan of West Nashville Lots, as of record in Book No. 9, page 322, Register's Office of Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 29 and westerly part of Lot No. 27 together front 74 ½ feet on the northerly side of Broad Street and run back between parallel lines with the easterly margin of Twelfth Avenue, North, formerly McNairy Street, 175 feet to an alley.

Tract X - (93-9-128)

Lot 217 in McNairy's Plan of West Nashville lots, as of record in Book No. 9, page 332, of the Register's Office of Davidson County, and also of record in Minute Book "C", pages 136 and 137, and Plan Book No. 1, page 15, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 217 fronts 50 feet on the southerly side of Porter Street, and runs back between parallel lines with the easterly margin of Twelfth Avenue North, formerly McNairy Street, 175 feet to an alley.

Being the same property conveyed to Combined Communications Corporation and the Nashville Banner Publishing Company by Deed recorded on March 2, 1990, in Book 8057, page 156 in the Register's Office for Davidson County, Tennessee.

Tract XI - (93-9-111):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 232 in McNairy's Plan of West Nashville Lots, of record in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville.

Said Lot No. 232 fronts 50 feet on the westerly side of 12th Avenue North, formerly McNairy Street and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company by Phillips & Buttorff Corporation by deed recorded on April 3, 1973 in Book 4694, page 277, R.O.D.C., Tennessee

Tract XII - (93-9-110):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 231, on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County and in Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 231 fronts 50 feet on the southwesterly side of 12th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Southern Manufacturing Company, by deed recorded on April 3, 1973 in Book 4694, page 279, R.O.D.C., Tennessee.

Tract XIII - (93-9-321):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at the northwesterly point of intersection of 11th Avenue Industrial Boulevard and Broad Street; thence with the northerly margin of Broad Street South 62 degrees 39' West, seventy six and forty-seven hundredths (76.47) feet to a point, said point being three hundred (300) feet from the easterly margin of 12th Avenue, North; thence along the west line of Lots 17 and 209 of said McNairy's plan, North 27 degrees 19' West, three hundred sixty three and sixty nine hundredths (363.69) feet to a point in the southerly

margin of Porter Street, said point being two hundred ninety nine and twenty nine hundredths (299.29) feet from 12th Avenue, North; thence, along said margin of Porter Street North 62 degrees 39' East, thirty and seventy eight hundredths (30.78) feet to the southwesterly return of Porter Street and 11th Avenue Industrial Boulevard; thence, with a curve to the right having a central angle of 72 degrees 41' 46" and a radius of twenty-five (25) feet, a distance of thirty one and seventy two hundredths (31.72) feet to a point in the westerly margin of 11th Avenue Industrial Boulevard; thence, with said margin along a curve to the right having a central angle of 17 degrees 13' 14" and a radius of four hundred seventy (470) feet, a distance of one hundred forty one and twenty six hundredths (141.26) feet to a point; thence, continuing with said westerly margin South 27 degrees 19' East, two hundred six and ninety nine hundredths (206.99) feet to the point of beginning, containing 26,217 square feet.

Being the same property conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Newspaper Printing Corporation, by deed recorded on August 29, 1974 in Book 4847, page 924, R.O.D.C., Tennessee.

Tract XIV - (93-9-323):

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at a point where the southwest line of 11th Avenue Industrial Boulevard intersects southeast line of Broad Street; thence, with the southerly margin of Broad Street South 62 degrees 39' West, twenty four and fifty seven hundredths (24.57) feet to a point; thence North 27 degrees 26' West ninety six and thirty three (96.33) feet to a point in the northerly margin of Broad Street; thence with said margin North 62 degrees 39' East, twenty four and fifty seven hundredths (24.57) feet to the point in the southwest margin of 11th Avenue Industrial Boulevard; thence with said margin South 27 degrees 26' East, ninety six and thirty three hundredths (96.33) feet to the point of beginning, containing two thousand three hundred sixty seven (2, 367) square feet, more or less.

This parcel of property is being conveyed subject to Metropolitan Government of Nashville and Davidson County's right to operate and maintain Broad Street Viaduct in the air space above said parcel, and to any and all rights said government may having in the surface of said tracts in connection with Broad Street.

Being the same property conveyed to Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company, Inc. by Newspaper Printing Corporation by virtue of a deed recorded on May 19, 1975 in Book 4914, page 861, R.O.D.C., Tennessee.

Tract XV - (Part of 93-9-324):

All that tract or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land in the First Civil District of Davidson County, Tennessee being more particularly described as follows: Beginning at a corner of an existing concrete retaining wall, owned by Humble Oil and Refining Co., at the intersection of the southerly margin of the Broad Street Viaduct and westerly margin of 11th Avenue, South, which was closed by Metropolitan Counsel Bill Nos. 73-614 & 74-1098. Said point also being the original common northerly corner of Lots 16 & 18 on the plan of McNairy's West Nashville Lots as of record in Book 9, pages 322 and 323 Register's Office for Davidson County and in Minute Book "C", pages 136 & 137 Chancery Court at Nashville, thence;

1. With the southerly margin of Broad Street Viaduct N 62 degrees 39' East a distance of 50.00 feet to the original easterly margin of 11th Avenue South, closed as noted above, thence;

2. With an offset in the right-of-way of Broad Street Viaduct, as shown on plan by Barge, Waggoner, Sumner and Cannon, Inc., dated December 13, 1972, and along the

original easterly margin of 11th Avenue South, S 27 degrees 09' E a distance of 1.23 feet, thence;

3. Continuing with the southerly margin of Broad Street Viaduct, N 62 degrees 39' E a distance of 24.77 feet to the existing westerly margin of 11th Avenue Industrial Boulevard, thence;

4. Crossing 11th Avenue Industrial Boulevard, S 27 26 E a distance of 170.12', thence;

5. S 62 degrees 56 W a distance of 75.64 feet to a point 1 foot south of the existing corner of Building and corner of Humble's Concrete Retaining Wall, thence;

6. With the face of Humble's Retaining Wall, N 27 degrees 09' West a distance of 171.00 feet to the point of beginning and containing 12, 829 square feet or 0.295 acres.

The above described property being All of Lot 16 and part of Lot 14 and also a part of an alley all shown on the Plan of McNairy's West Nashville Lots as of record in Book 9, pages 322 & 323, Register's Office, Davidson County, Tennessee and in Minute Book "C" pages 136 & 137, Chancery Court at Nashville. Lot No. 16 as noted above became 11th Avenue South which later was closed by Metropolitan Council Bill No. 73-614 & was conveyed to Newspaper Printing Corp. by deed of record in Book 4773, pages 185. That part of alley noted above on McNairy's Plan at the rear of Lot No. 16, later became a part of 11th Avenue South which was closed by Metropolitan Council Bill No. 74-1098 and is a part of same property conveyed to Newspaper Printing Corp. by Quit Claim Deed of record in Deed Book 4875, page 569, R.O.D.C., Tennessee. The part of Lot 14 and that part of Alley at rear of Lot 14 became part of 11th Avenue Industrial Boulevard and the same was closed by Metropolitan Council Bill No. 73-614 and was conveyed to Newspaper Printing Corp. by Deed of Record in Book 4773, page 185, R.O.D.C., Tennessee. Included in the above property is that part of 11th Avenue South and also that part of 11th Avenue Industrial Boulevard which were closed as noted, easements were retained by the Metropolitan Government of Nashville and Davidson County, for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances. Also included in the above described property, Newspaper Printing Corp. grant to Exxon a perpetual easement for the footings for the existing retaining wall on the boundary of Lots 16 & 18 and also consented to the drainage holes in said wall, as per agreement Recorded in Book 4864, page 493, R.O.D.C., Tennessee.

Being the same property conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company from Newspaper Printing Corporation by deed recorded on December 30, 1974 in Book 4878, page 419, R.O.D.C., Tennessee

Tract XVI - (Part of 93-9-324):

All that tract or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 90 and the westerly part of Lot No. 88 on McNairy's Plan of West Nashville Lots, as of record in Book 9, Page 322 of the Register's Office for Davidson County, Tennessee the southerly one half of Alley No. 236 adjoining Lot No. 90, a part of 11th Avenue South that was closed along with the above noted southerly ½ of Alley #236 by Metropolitan Council Bill No. 74-1098 and a part of 11th Avenue Industrial Boulevard that was recorded in Book 3500, page 35, R.O.D.C., Tennessee and closed by Metropolitan Council Bill No. 73-614 and being more particularly described together as follows:

Beginning at a P.K. nail in concrete on the northerly margin of McGavock Street at the common corner of Lots 90 and 92 McNairy's Plan of Lots as of record in Book 9, page 322, R.O.D.C., Tennessee. Said point being the common southerly corner of Commerce Union Bank, Trustee, property as of record in Deed Book 2637, page 457, R.O.D.C., Tennessee and the herein described property. Said point also being S 62 degrees 38' W, 103.95 feet from the westerly end of the northerly return curve at McGavock Street and

11th Avenue Industrial Boulevard as measured along the northerly margin of McGavock Street, thence;

1. With the common line between said lots 90 and 92 above stated subdivision, N 27 degrees 09" W, 176.71 feet to a railroad spike in the center of Alley No. 236, thence;

2. With the center line of Alley No. 236 (closed by the Metropolitan Council Bill No. 74-1098) N 63 degrees 07' E, 51.95 feet to a P.K. nail in the original westerly margin of 11th Avenue South (as located and established by Resolution No. 289 of the Resolutions of the City Council of the City of Nashville, Resolution of record in Book 1, page 174 in the office of the City Clerk), thence;

3. With the above stated westerly margin of 11th Avenue South, N 27 degrees 09' W, 6.50 feet to a P.K. nail, thence;

4. Crossing 11th Avenue South (closed by Metropolitan Council Bill No. 74-1098) and part of 11th Avenue Industrial Boulevard (closed by Metropolitan Council Bill No. 73-614), N 62 degrees 56' E, 75.64 feet to a P.K. nail in the edge of concrete sidewalk on the existing westerly margin of 11th Avenue Industrial Boulevard, thence;

5. With the westerly margin of 11th Avenue Industrial Boulevard, S 27 degrees 26' E, 114.20 feet to an iron pin at the beginning of a curve, thence;

6. Continuing with the westerly margin of the 11th Avenue Industrial Boulevard with said curve to the right, (radius 459.58 feet) a distance of 48.61 feet to an iron pin at the end of said curve and also being the northerly end of the northerly return curve to McGavock Street, thence;

7. With said return curve to the right (radius 22.00 feet) a distance of 32.26 feet to an iron pin at the end of said curve and being on the northerly margin of McGavock Street, thence;

8. With the northerly margin of McGavock Street, S 62 degrees 38 W, 103.95 feet to the point of beginning and containing 22,858 square feet or 0.524 acres.

Included in the above described property is part of 11th Avenue South, part of Alley No. 236 and part of the 11th Avenue Industrial Boulevard which was closed by Metropolitan Council Bills as noted. When these streets and alley were closed as noted, easements were retained by the Metropolitan Government of Nashville and Davidson County, Tennessee for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol its now existing or future utilities including drainage facilities, together with the appurtenances and a 20 foot railroad easement as noted on plan.

Being the same property conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company from Newspaper Printing Corporation by deed recorded on June 13 , 1975 in Book 4929, page 868, R.O.D.C., Tennessee

(Tracts I - XVI) The said Tennessean Newspapers, Inc., having merged into Combined Communications Corporation pursuant to Articles of Merger recorded in Book 8035, page 568 in said Register's Office, conveyed it's interest in the subject property to Gannett Satellite Information Network, Inc. by quitclaim deed of record in Book 8761, page 428, said Register's Office.

The said Nashville Banner Publishing Company having conveyed it's interest in the subject property to Irby C. Simpkins, Jr. and Brownlee O. Currey, Jr., as tenants in common, by quitclaim deed of record in Book 11656, page 550 in said Register's Office.

Tract XVII:

Being that portion of Alley No. 237 closed by Bill No. 50-370 in the Metropolitan Clerk's Office for Davidson County, Tennessee, described as follows:

All that portion of Alley No. 237 lying between the direct extensions southerly of the easterly property line of Lot 217 and the westerly property line of Lot 214 to the easterly property line of Lot 29 and the westerly property line of Lot 23 as said Alley and Lots are shown on the Plat of McNairy's Plan of West Nashville Lots, of record in Book 9, page 322 in the Register's Office for Davidson County, Tennessee and in Plan Book No. 1, page 15 of The Chancery Court of Nashville, Tennessee.

Said portion of Alley No. 237 being appurtenant to Tracts II, III, IV, VI, VII, VIII, IX and X as set forth herein.