RECEIVED AND RECORDED IN THE OFFICE OF
THE SECRETARY OF STATE
January 5, 1994
IN DEED BOOK VOL 37 PAGE 274
Tilley C. Darnell by BK

BOOK 9204 PAGE 240 (274)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
State of Tennessee Department of Finance and Administration/Division of Facilities Management 511 Union Street, Suite 730 Nashville, TN 37243-0299	93-5-141	Not Applicable Tax Exempt
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and as a charitable gift to the State of Tennessee, American General Life and Accident Insurance Company (formerly The National Life and Accident Insurance Company) (the "Grantor"), by these presents hereby conveys and quitclaims to the State of Tennessee (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Parcel 5, located on Charlotte Avenue, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

0041 12/30 0101 03CHECK 12.00

02268
IDENTIF. & REFERENCE

93 DEC 30 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 30 day of December, 1993.

Notary Public
My Commission Expires: January 22, 1995

WELDON B. LANE, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

95959/LLANE
999999-001/ 12/22/93

275

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of December, 1993.

AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY (formerly The National Life and Accident Insurance Company)

By: James S. D'Agostino

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly A. Garrett, Notary Public, James S D'Agostino, Jr. with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of American General Life and Accident Insurance Company (formerly The National Life and Accident Insurance Company) and is authorized to execute this instrument on behalf of American General Life and Accident Insurance Company.

WITNESS my hand, at office, this 29th day of December, 1993.

Beverly A. Garrett
Notary Public

BEVERLY A. GARRETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 26, 1997

95959/LLANE
999999-001/ 12/22/93

276

EXHIBIT A

TRACT 5

Land being in the First Civil District of Nashville, Davidson County, Tennessee, being bounded by Charlotte Avenue on the north, Eighth Avenue North on the east, First Reserve Bank of Atlanta on the south and James Robertson Parkway on the west, being the same property as evidenced on the plan of "The National Life & Accident Insurance Company" recorded in Plat Book 4860 - Page 95 at the Register's Office of Davidson County, Tennessee, lying generally across Charlotte Avenue from the State Capital and being more particularly described as follows:

Beginning at an iron pin (new) on the Southeast corner of Charlotte Avenue and James Robertson Parkway right-of-way intersection, said pin being the Northwest corner of this tract and having a North coordinate of 667,265.21 and an East coordinate of 1,736,426.90 on the Tennessee State Plan Coordinate System, (North American Datum of 1983);

Thence, along Charlotte Avenue, North 62 degrees 11 minutes 54 seconds East - 184.98 feet to an iron pin (old);

Thence, around a radius return to the right having a delta of 89 degrees 07 minutes 59 seconds, a radius of 12.00 feet, an arc length of 18.67 feet, and the chord being South 72 degrees 24 minutes 59 seconds East - 16.84 feet to an iron pin (old) on the westerly right-of-way of Eighth Avenue North;

Thence, along Eighth Avenue North, South 27 degrees 27 minutes 45 seconds East - 150.49 feet to an iron pin (old) at the Northeast corner of the Federal Reserve Bank of Atlanta (D.B. 2094 - page 595);

Thence, across Northerly line of said Federal Reserve Bank of Atlanta, South 62 degrees 28 minutes 55 seconds West - 197.35 feet to an iron pin (new) on the easterly right-of-way of James Robertson Parkway;

Thence, with said James Robertson Parkway, North 27 degrees 17 minutes 40 seconds West - 161.51 feet to the Point of Beginning and containing 0.732 Acres, more or less according to a survey by Thomas, Miller and Partners, Kevin A. Edmonson, Registered Land Surveyor No. 1515 and dated September 3, 1993.

Being the same property conveyed to Grantor by deed of record in Book 4444, page 914, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION
WILLIAM R. SNODGRASS TENNESSEE TOWER, SUITE 2200
312 ROSA L. PARKS AVENUE; NASHVILLE, TN 37243-2011

MARK A. EMKES
COMMISSIONER

PETER L.
HEIMBACH, JR.
ASSISTANT
COMMISSIONER

Jurgen Bailey
Director of Real Estate Management
William R. Snodgrass Tennessee Tower, Suite 2200
312 Rosa L Parks Avenue
Nashville, Tennessee 37243-2011

Director Bailey,

Per your directive, I have researched the site of the Lamar Bill Board that is in close proximity to State property.

The State parcels that are in question are on Davidson County Property Map: 93 sub map 5, and are parcels 75 and 189, which I have highlighted in yellow on the property map.

The scale of the property map is 1 inch = 100 feet, which indicates that there is about 50 feet of non state owned property between the State parcels and the railroad tracks.

The property map also shows that State owned property traverses a distance of approximately 151 feet in an easterly direction before a curb of 31.25 feet at the intersection of Charlotte Avenue and 10th Circle North for a total distance including the curb of about 182 feet.

I measured the distance from the corner of Charlotte Avenue and 10th Circle North to the sign; it came to about190 feet.

I also measured the distance of paved area across the State Parking lot from the curb, which came to approximately 178 feet.

It appears that the Lamar Billboard is not on State property.

Sincerely,

Philip W. Smith

Philip W. Smith
Contract Officer

93-06-024

FILE

DEPARTMENT OF FINANCE AND ADMINISTRATION

SPECIAL ITEM

1) Review of a Request for APPROVAL of DOCUMENTS RELATIVE to the ACQUISITION of the American General Building, Davidson County, Seventh Avenue North and Charlotte Avenue, Nashville, Tennessee.

SC Action: 11-05-93. Jim Shulman, Attorney, Department of Finance and Administration, requested Sub-Committee approval of the documents relating to the acquisition of the American General Building as follows:

1. Purchase/Sell Agreement - Lots 1, 2, and 3 for $37,400,000.00, with closing on January 3, 1994. Additional documents relative to the purchase include inspection reports, environmental studies and maintenance contracts. The Purchase/Sell agreement addresses possible change of the building name, signage control, flag control, public service messages, etc.

2. Two (2) lease agreements signed separately and will be effective when executed. Lease No. 1, with the State as the Lessee, will be at no cost to the State, for a term of approximately two months until closing and will provide the State access to approximately 323,810 square feet of space. Lease No. 2 will be between the State as Lessor and American General as Lessee and will be effective at closing and terminate on December 31, 1996 unless otherwise agreed upon by both parties. The lease will provide American General with 337,301 rentable square feet as tenants in the building.

The Sub-Committee began a general discussion of the conditions surrounding the purchase. It was pointed out that conference rooms, cafeteria, training rooms and other common areas will be shared space and the State will have use as determined by American General until purchase, and after purchase of the building, the State will control use of the shared space. It was noted that the State will have use of the first floor parking garage. Jim Shulman pointed out that the instrument of conveyance to the State will be by Special Warranty Deed.

There being no further discussion, Sub-Committee unanimously approved the documents relating to the acquisition of the American General Building. Final action.