SURVEYOR'S REPORT

I hereby report to Title Insurance Company of Minnesota that I have made an accurate survey of the premises situated at:

CITY: Nashville COUNTY: Davidson STATE: TN

known as street numbers: 2575 American General Center and shown on the accompanying survey plat. In connection with such survey, I have made a careful inspection of said premises on September 3, 19 93, and at the time of inspection, I found to be in possession of said premises: American General Life and Accident Insurance Company, as owners.

I made a specific examination with respect to the following items and report the existence or non-existence of evidence of the following: (If none, state none).

1. Rights-of-Way, including those for roads, railroads, lanes, driveways or walks across said premises serving other property:
   Easement for sidewalk purposes as shown and recorded in D.B. 4146-P.452.

2. Streams, rivers, ponds, or lakes located, bordering on or running through said premises:

   None observable.

3. Telephone, telegraph or electric power poles or wires overhanging or crossing said premises and serving other property or properties:

   None observable.

4. Underground installations, such as sewer, water pipes, gas or oil pipe lines conduits across said premises:
   Easement across closed McLemore Alley retained by Council Bill No. 64-314 & 71-1504, for underground utilities across westerly side of Tract 5.

5. Drainage ditches or underground drain tile across said premises:

   In closed McLemore Alley across westerly side of Tract 5.

6. Joint driveways or walkways, party or curtain walls, beam rights, porches, steps or roofs used in common or joint garages:

   None observable.

7. Encroachments or overhanging projections:

   None observable.

8. Physical evidence of boundary lines on all sides:
   Back of sidewalk lines along road right of ways.
   Retaining wall along south side of Tract 5.

9. Any unusual elements of use or procession affecting said premises (parks, cemeteries, etc.):
   None observable.

10. Evidence of new construction, contemplated, commenced, or completed.
    None observable.

DATE: 9-3-93

SURVEYOR: Thomas, Miller & Partners
Kevin A. Edmonson

File No.: 93050

Tennessee Reg. No. 1515

Transaction No.: 93-06-024

Kevin A. Edmonson
Signature