BOOK 4645 PAGE 357

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rivergate Development So. (NAME)	Same. (NAME)	GO-8771
310 Gallatin Road South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....

---Three Hundred Twenty-five Thousand and no/100 ($325,000.00) *DOLLARS* and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Cousins Properties of Tennessee, Inc. has bargained and sold, and by these presents does transfer and convey unto the said Rivergate Development Company, a Limited Partnership composed of Robert J. Brewington, Robert A. Kent, and James P. Gracy, General Partners, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne Cooper, Sr., dated October 27, 1970, described as follows:

Beginning at a point in the southerly margin of Two Mile Parkway at the Mobil Oil Corporation Leasehold Estate of record in Book 4309, page 192, Register's Office for Davidson County, Tennessee; thence south 1° 46' east 276.7 feet to a point; thence north 88° 53' west 218.36 feet to a concrete monument; thence north 1° 07' east 112.10 feet to a concrete monument; thence north 88° 380.0 feet to an iron pin; thence north 2° 46' east 771.15 feet to the southerly margin of Two Mile Parkway; thence with said Parkway south 45° 38' east 873.0 feet to the point of beginning, containing 7.37 acres, more or less.

Being the same property conveyed to Cousins Properties of Tennessee, Inc., a Georgia corporation, by deed from Goodlettsville Plaza Shopping Center, Inc., of record in Book 4471, page 118, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1972, which have been prorated and the payment of which has been assumed by the Grantee.

2. Easement for public utilities and conditions of owners certificate as shown on plan of record in Book 1424, page 12, Register's Office for said County, which easement is located on the southeast part of the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 325,000.00

Subscribed and sworn to before me, this the 5th day of October, 1972

Affiant

My commission expires: Sept. 12, 1973 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rivergate Development Company, a Limited Partnership, composed of Robert J. Brewington, Robert A. Kent, and James P. Gracy, General Partners, theis successors ~~heirs~~ *and assigns, forever.*

And Grantor *do*es *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth.

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OCT 11 9 11 AM '72
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

And Grantor does *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* October, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COUSINS PROPERTIES OF TENNESSEE, INC.

By George Volkert, Pres.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Imogene P. Etter, *a Notary Public of the State and County aforesaid, personally appeared* George Volkert, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cousins Properties of Tennessee, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 5th *day of* October, *19* 72.

Imogene P Etter
Notary Public

Commission Expires Sept. 12, 1973

OCT 11 72 CONV * .00 325,000.00
OCT 11 72 S'TAX A* 845.00
OCT 11 72 PR'FEE A* .50
OCT 11 72 W'DEED A* 4.00 * 849.50