"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

GENERAL WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Number:
Dixie of Tennessee, Inc.	Same	163-0-246
c/o Wards Company, Inc.		
2040 Thalbro Street Richmond, Virginia 23230		BOOK 5454 PAGE 414

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety-five Thousand and no/100 ($195,000.00)---------- DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, from Dixie of Tennessee, Inc. _____, hereinafter referred to as "Grantee," to HICKORY HOLLOW MALL, INC., a Georgia corporation, duly authorized to do business in Tennessee, and INTEREAL COMPANY, a Tennessee corporation, together doing business as HICKORY HOLLOW ASSOCIATES, a joint venture, hereinafter referred to as "Grantor."

GRANTOR HAS BARGAINED AND SOLD, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, that certain parcel of land described in Exhibit "A" which is attached hereto and hereby incorporated herein by reference; provided, however, this conveyance is expressly subject to the following:

1. Restated and Amended Declaration of Protective Covenants for Hickory Hollow, as of record in Book 5441, page 968, Register's Office for Davidson County, Tennessee;

2. Easements, setback lines and conditions of the Owner's Certificates shown on the plan of Hickory Hollow Mall, Section Two (Revised), a plat of which is of record in Book 5200, page 34, said Register's Office, which plan shows the following notations:

(a) No building permit shall be issued for any lot indicated on this plat until a final development plan has been approved by the Metropolitan Planning Commission for each and every lot. Joint access with adjacent lots may be required based on the final development plan.

(b) No direct access will be permitted to Bell Road from any lot. Limited access may be permitted to Hickory Hollow Parkway from lots.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 195,000.00

Subscribed and sworn to before me, this the 22 day of June, 19 79

Affiant

My commission expires: 10/17/82 (Affix Seal)

Notary Public

(c) No building permit shall be issued for any lot unless utilities and roads are constructed or a performance bond posted with the Metropolitan Planning Commission.

3. 1979 Metropolitan Nashville and Davidson County real property taxes, provided said taxes has been prorated between Grantor and Grantee as of the date of this instrument;

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as provided above. The Grantor does further covenant and bind itself, and its successors and legal representatives, to warrant and forever defend the title to the said land to the said Grantee, and its successors and assigns, against the lawful claims of all persons, whomsoever.

THIS DEED is executed, delivered and accepted on condition that the Grantee's principal activity, in its initial use of the property, shall be retail sales, including a retail store for the sale and servicing of audio and electronic equipment and approximately 13,000 square feet of space for other retail shops (the "Retail Shop Space"), but this shall not preclude the Grantee from subsequently making other uses of the property. In its development of the property herein conveyed, the Grantee covenants that it will not commence the construction of the Retail Shop Space until one year from the recording of this General Warranty Deed. Any initial use of the property other than for retail sales, including a retail store for the sale and servicing of audio and electronic equipment, shall be subject to the approval of the Grantor in advance.

JUN 22 4 05 PM '79

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned duly authorized officers of its Joint Venturers on this 18th day of June, 1979.

HICKORY HOLLOW ASSOCIATES

By: INTEREAL COMPANY, Joint Venturer

By: D. Allen Patton
Vice President

By: HICKORY HOLLOW MALL, INC., Joint Venturer

By: [illegible] V.P.

By: [illegible] V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Lois E. DeLong, a Notary Public of the State and County aforesaid, personally appeared G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Intereal Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of June, 1979.

Lois E DeLong
Notary Public

My commission expires: 10-17-82

LOIS DEL... NOTARY PUBLIC ... DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Before me, Diane Lewis, a Notary Public of the State and County aforesaid, personally appeared Henry E. Kinney, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Hickory Hollow Mall, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville Tennessee this 20th day of June, 1979.

Diane Lewis
Notary Public

My commission expires: 7-8-82

DIANE LEWIS NOTARY PUBLIC DAVIDSON COUNTY

BOOK 5454 PAGE 418

STATE OF Tennessee

COUNTY OF Davidson

Before me, Jan Minshall, a Notary Public of the State and County aforesaid, personally appeared George VolKert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Hickory Hollow Mall, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville TN, this 20th day of June, 1979.

Jan Minshall
Notary Public

My commission expires: 7-12-82

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying east of Hickory Hollow Parkway, south of Bell Road and north of Hickory Lane, more particularly described as follows:

Beginning at a point in the southerly margin of Bell Road, 284± feet east from the centerline of Hickory Hollow Parkway;

Thence, with the southerly margin of Bell Road along a curve to the right having a central angle of 3° 38' 06", a radius of 2,790 feet, 177.00 feet to a point;

Thence, S 27° 45' E 168.00 feet to a point;

Thence, S 43° 48' 16" E, 131.98 feet to a point in the northerly margin of Hickory Hollow Lane;

Thence, with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 4° 58' 16", a radius of 380 feet, 32.97 feet to a point;

Thence, S 20° 10' W, 101.56 feet to a point, the beginning of a curve to the right;

Thence, with said curve to the right in a southwesterly direction, said curve having a central angle of 5° 44' 55", a radius of 270 feet, 27.09 feet to a point;

Thence, N 43° 08' 11" W, 217.30 feet to a point;

Thence, N 38° 28' 10" W, 179.76 feet to the point of beginning.

Containing 1.22 acres, more or less.

Being part of the property conveyed to Hickory Hollow Mall, Inc., a Georgia Corporation as to an undivided fifty percent (50%) interest, and Intereal Company, a Tennessee corporation, as to an undivided fifty percent (50%) interest by deed from Cousins Properties of Tennessee, Inc., a Georgia corporation, of record in Book 4920, page 916, and Quitclaim Deed in Book 4920, page 933, said Register's Office.

EXHIBIT A

TOLLTICOM Tampa T

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5454 PAGE 420

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

195000.00- CO
507.00 CO TX
.50 PREF
12.00 MDED
CHECK 519.50-
1463A06/22/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 6 1 4 9

TAX REFERENCE

JUN 22 4 05 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 692339