WARRANTY DEED

BOOK 5580 PAGE 953

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rivergate Associates (NAME)	same (NAME)	26;92
300 Interstate North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Atlanta, Georgia 30339 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rivergate Limited, A Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rivergate Associates, a Joint Venture composed of Rivergate Mall, Inc. and Tennessee JV Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

RUSH

F-81465

IDENTIF. REFERENCE

MAR 20 2 46 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of March, 1980

RIVERGATE LIMITED, A TENNESSEE LIMITED PARTNERSHIP

BY: FREEMAN PROPERTIES, INC., a General Partner

By: Randall Phillips
Randall Phillips, a General Partner

By: J. Brent Hurd
J. Brent Hurd, President

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5580 PAGE 954

Personally appeared before me, Sandra K. Harris, a Notary Public in and for said County and State, the within named Randall Phillips, a General Partner of Rivergate Limited, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 1980.

Commission Expires: 8-1-81

Sandra K. Harris
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Sandra K. Harris, a Notary Public within and for the State and County aforesaid, personally appeared J. Brent Hurd, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President of Freeman Properties, Inc. corporation, General Partner of Rivergate Limited, a corporation, and that (he, they) 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 the said J. Brent Hurd as such President, and attesting the same by the said

WITNESS my hand and official seal at office at Nashville, Tennessee on this 12th day of March, 1980

My Commission Expires: 8-1-81

Sandra K. Harris
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 75,900.00

ATTEST: Rivergate Associates
by Gen. Partner

Subscribed and sworn to before me this 12th day of March, 1980

My Commission Expires: 10/17/82

Mary K. Medlock
Notary Public

EXHIBIT A

Being a triangular shaped tract of land with a 50-foot wide tract of land in the Second Civil District, formerly the Tenth Civil District of Davidson County, Tennessee, and part of the property owned by Rivergate Limited, as of record in Book 5057, page 272, R.O.D.C., and more particularly described as follows:

Beginning at a point on the northerly margin of Gallatin Road, said point being 2,100 feet, more or less, east of the easterly margin of Two Mile Pike, said point also being the southeast corner of the property owned by J. C. Penney Company, as of record in Book 4690, Page 647 R.O.D.C.;

Thence, leaving said Gallatin Road with the property line between said properties, N 18° 42' W, 608.53 feet to a point, said point being the southerly corner of the property owned by Corporate Properties Investors and H.P.C., care of E. S. Dame, Cain-Sloan Company, as of record in Book 4556, Page 112, R.O.D.C.;

Thence, N 07° 48' E, 1,228.80 feet along the easterly line of the Corporate Properties Investors and H.P.C. property and the easterly line of the Rivergate Mall, Inc., property, as of record in Book 5254, Page 191, R.O.D.C., and the easterly line of the Brook S. Fitzpatrick, et ux, property, as of record in Book 2858, Page 189, R.O.D.C., with said line also being the southerly line of Rivergate Limited, property, as of record in Book 5057, Page 272, R.O.D.C., to a point;

Thence, N 82° 15' W, 191.01 feet with the property line between Rivergate Limited, as of record in Book 5257, Page 272, R.O.D.C., and the Brook S. Fitzpatrick, et ux, property, as of record in Book 2858, Page 189, R.O.D.C., to a point;

Thence, N 64° 20' E, 288.92 feet to a point, said point being on the easterly property line of the Rivergate Limited, property, as of record in Book 5057, Page 272, R.O.D.C., and the northerly property line of the Barney E. Gray property, as of record in Book 2908, Page 207, R.O.D.C.;

Thence, S 07° 48' W, 1,375.84 feet with the said property line of the Rivergate Limited, property and the northerly property line of the property owned by W. R. Grace & Company, as of record in Book 5107, Page 903, R.O.D.C., to a point.

Thence, S 18° 42' E, 581.02 feet with the said W. R. Grace Company line to a point in the northerly margin of Gallatin Road;

Thence, with a curve to the right having a radius of 2,835.00 feet and a central angle of 01° 03' 40", a distance of 52.50 feet to the point of beginning.

Containing 2.53 acres more or less.

Being part of the same property conveyed to Rivergate Limited, a Tennessee Limited Partnership, by deed from F. Clay Bailey, Jr., Trustee, of record in Book 5057, page 272, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes - a lien but not yet due and payable; 1980 City of Goodlettsville taxes - a lien but not yet due and payable.

2. Permanent Water Line Easement and Right of Way conveyed by deed from Marvin K. Barry, Thomas F. Frist and Harry Sadler, to Madison Suburban Utility District, dated October 27, 1969, of record in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

3. Right to the non-exclusive and unobstructed use of a portion of a 50-foot roadway granted to W. R. Grace & Co., by deed from Handy City, Inc., of record in Book 5107, page 903, Register's Office for Davidson County, Tennessee.

4. Right to the non-exclusive and unobstructed use of a 50-foot roadway conveyed by George Hanzi, Pat Legan, and Ray Ellison in the deed of trust from George Hanzi, Pat Legan, and Ray Ellison, to Fred A. Kelly, Trustee, dated August 8, 1974, of record in Book 4844, page 230, said Register's Office, to secure an indebtedness payable to Marvin K. Barry, Thomas Frist, Sr., and Harry H. Sadler, in the sums of $42,600.00, and $85,200.00 respectively, as evidenced by promissory notes of even date. A partial release of record in Book 5249, page 783, said Register's Office, has been filed as to the note in the amount of $85,200.00, originally payable to Harry H. Sadler.

5. A Nashville Electric Service power line encroachment on the western and northwestern boundary of a portion of the 50-foot roadway.

9013 03/20 209.84- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR ~~BOOK~~ 5589 ~~PAGE~~ 957

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		75900.00-	CO	
		197.34	CO TX	
		.50	PRFEE	
		12.00	WDEED	
			CHECK	209.84-
9013A03/20/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-81465

IDENTIF. REFERENCE

MAR 20 2 46 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 748089