Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
RIVERGATE LIMITED 2517 Lebanon Road Nashville, Tennessee	SAME	26 13 (pt.)

This instrument prepared by: Alan Innes, NLT Corporation, Law Dept., National Life Center, Nashville, TN 37250

WARRANTY DEED

BOOK 5580 PAGE 958

For and in Consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Rivergate Associates, a Joint Venture composed of Rivergate Mall, Inc. and Tennessee JV Corporation, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Rivergate Limited (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. State, Metropolitan, and City of Goodlettsville taxes for 1980 and thereafter.

2. All easements for utilities, if any, and subject to all applicable zoning regulations and all restrictions and regulations of any Building Code applicable to said Property.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 8,400.00 .

Randall A. Gilliam
Affiant

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

Sandra K. Norris
Notary Public
My commission expires: 8-4-81

This is unimproved property.

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

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

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

The Property abuts the north line of Rivergate East Section One, a plan of which is of record in Book 5200, page 243, Register's Office for said County. As reflected upon said plan, Grantor intends to relocate a 16-inch water line parallel to the northeasterly boundary of Rivergate East Section One. This Deed is executed and delivered on condition that at such time as the Grantor shall relocate said water line, the Grantee shall permit the same to cross the Property and other property of the Grantee at the locations shown on said plan in order to permit said water line to connect with an existing 16-inch water line of the Madison Suburban Utility District, and the Grantee will grant such easements for this purpose as may be reasonably required.

This Deed, together with a separate deed from Grantee to the Grantor which shall be executed and delivered concurrently herewith, is made pursuant to a certain agreement between the Grantor, the Grantee, and

others, dated January 16, 1980, to which reference is here made, the provisions of which agreement shall survive the closing of these transactions.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of March, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RIVERGATE ASSOCIATES, a Joint Venture

By: RIVERGATE MALL, INC.

By: John Barge, V.P.

By: _____

By: TENNESSEE JV CORPORATION

By: J. Allen Peters, Jr.
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sandra K. Harris, a Notary Public of the State and County aforesaid, personally appeared John Barge, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Rivergate 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 12th day of March, 1980.

Sandra K. Harris
Notary Public

My commission expires: 8-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sandra K. Harris, a Notary Public of the State and County aforesaid, personally appeared Robert P. Hunter, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Rivergate Mall, Inc., the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

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

Sandra K. Harris
Notary Public

My commission expires: 8-1-81

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sandra K. Harris, a Notary Public of the State and County aforesaid, personally appeared H. Allen Patton, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Tennessee JV Corporation, 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 12th day of March, 1980.

Sandra K. Harris
Notary Public

My commission expires: 8-1-81

EXHIBIT A

Being a triangular shaped tract of land in the Second Civil District, formerly the Tenth Civil District, of Davidson County, Tennessee. Being a part of the Barney E. Gray property, as of record in Book 2908, Page 207, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the easterly property line of the Gray property, said property also being the westerly property line of the Frances Mae and Clarence B. Wood property, as of record in Book 4945, Page 407, R.O.D.C. and said point being 1,486.86 feet north of the northern margin of Gallatin Road;

Thence, S 64° 20' W, 126.20 feet to a point, said point being in the easterly property line of the Rivergate Limited property, as of record in Book 5057, Page 272, R.O.D.C., and the northerly line of said Gray property;

Thence, N 07° 48' E, 228.84 feet to a point, said point being a common point in the property line of the Rivergate Limited property, said Wood's northwesterly corner and said Gray's northeasterly corner;

Thence, S 25° 40' E, 190.90 feet with the common line between the said Wood and said Gray property to the point of beginning.

Containing 0.28 Acre more or less, according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated December 13, 1979, revised January 3, 1980.

Being part of the same property conveyed to Rivergate Associates by deed from Barney E. Gray, et al, of record in Book 5488, page 338, Register's Office for said County.

F-81466

IDENTIF. REFERENCE

MAR 20 2 47 PM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

9014 03/2 37.34- K C F

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5580 PAGE 963

RECEIVED OF _____

FOR _____

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

8400.00- CO
21.84 CO TX
.50 PRFEE
15.00 WDEED
CHECK 37.34-
90I4A03/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-81466

IDENTIF. REFERENCE

MAR 20 2 47 PM '80

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

No. 748090