This Instrument Prepared By:
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5611 PAGE 255

Address New Owner[s] as Follows:	Send Tax Bills To	Map-Parcel Numbers
ROBALEE LEBANON, LTD., a Tennessee Limited Partnership	Same	Map 64-15, Par. 2
(Name)	(Name)	
c/o J. C. Bradford Properties, Inc. 170-4th Ave. North		Map 64-15, Par. 1
(Address)		
Nashville, TN 37219		
(City) (State) (Zone)		

F 92830

IDENTIF. REFERENCE

JUN 10 3 53 PM '80

FELIX Z. ANTHONY, JR., REGISTER
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid to them by Robalee Lebanon, Ltd., a Tennessee Limited Partnership, and other good and valuable considerations, receipt of which is hereby acknowledged, J. R. Freeman, Trustee, and Jackson Square Limited, a Tennessee Limited Partnership, have this day bargained and sold, and do hereby transfer and convey unto the said Robalee Lebanon, Ltd., its successors and assigns, certain real estate located in Davidson County, Tennessee, and described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for 1980 property taxes which have been prorated and assumed by Grantee, and easements, restrictions, and other matters reflected on the Revised Plan of Lenox Square of record in Book 5210, page 282, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

The property conveyed hereby shall be subject to the following restrictions, which shall run with and bind the land for a period of fifty (50) years from and after the date hereof:

(a) No building on the hereinabove-described property shall exceed one story in height.

(b) No store engaged primarily in the sale of alcoholic beverages shall be located on the hereinabove-described property; provided, however, that this provision shall not restrict the sale of alcoholic beverages in restaurants or the sale of alcoholic beverages in grocery stores, drug stores, or other outlets in which the sale of alcoholic beverages represents less than one-half (1/2) of retail sales therefrom.

(c) No more than one Shopping Center sign shall be constructed on the hereinabove-described property. It shall not exceed twenty (20) feet in height and shall face east and/or west only.

(d) No signs shall be located on the buildings to be constructed on the hereinabove-described property above the roof line of the building structures.

(e) Grantee shall maintain the grass, trees, and other planting located on that tract of property located to the south of the hereinabove-described property at the intersection of Shute Lane and Lebanon Road, and designated as Lot No. 1 on the Revised Plan of Lenox Square, of record in Book 5210, page 282, Register's Office for Davidson County, Tennessee, until such time as the said Lot No. 1 shall have had one or more buildings constructed thereon, at which time the obligation of Grantee to maintain said tract shall be terminated. Grantee is hereby granted an easement onto said Lot No. 1 for the above purposes.

The said restrictive covenants may be amended by execution and recordation of a consent of The Ladies Hermitage Association or any successor owner of said Lot No. 1 on the said Revised Plan of Lenox Square.

There is hereby retained for the benefit of Lot No. 1 on the said Plan of Lenox Square, two 30 foot easements along the north boundary line of said Lots No. 1 and 2 for vehicular and pedestrian ingress and egress across the hereinabove-described property.

IN WITNESS WHEREOF, Grantors have executed this instrument this 9th day of June, 1980.

J. R. Freeman, Trustee

J. R. Freeman, Trustee

JACKSON SQUARE LIMITED, a Limited Partnership
BY: GROUP INVESTMENTS, INC., a General Partner

By David W. Talley
its Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00.

E. Warren Hall
Affiant

Subscribed and sworn to before me, this 9 day of June 1980.

Virginia R. Russell
Notary Public

My Commission Expires:
August 2, 1980

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared J. R. FREEMAN, TRUSTEE, with whom I am personally acquainted, and who acknowledged himself to be the within-named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1980.

Bonnie L. Gleason
Notary Public

My Commission Expires:
[illegible] 1980

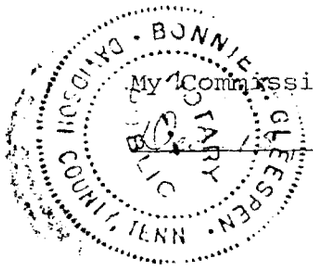
BONNIE L. GLEASON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared David H. Talley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of GROUP INVESTMENTS, INC., a Tennessee corporation, a general partner of the within-named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

WITNESS my hand and seal of office at Nashville, Tennessee, this 9th day of June, 1980.

Bonnie L. Gleespen
Notary Public



My Commission Expires:
6-4-1980

EXHIBIT A

LEGAL DESCRIPTION

TRACT TWO

BEING a parcel of property located in the 2nd (formerly the 4th) Civil District of Davidson County, Tennessee; and being Lot No. 2 on the Revised Plan of Lenox Square, of record in Book 5210, page 282, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point situated in the easterly margin of Shutes Lane (Shutes Lane having a 60-foot right-of-way); said point also being N 04° 38' 10" E - 105.68 feet from the right-of-way return monument lying on the easterly margin of Shutes Lane at its intersection with U.S. Highway 70 (Lebanon Road); thence along said margin of Shutes Lane N 04° 38' 10" E - 669.48 feet to a point; thence leaving said margin of Shutes Lane S 89° 33' 44" E - 489.64 feet to a point; thence N 00° 06' 08" E - 148.75 feet to a point; thence S 89° 53' 52" E - 40.00 feet to a point, said point being situated in the westerly property line of the Moore-Handley, Lebanon Road Site property, as recorded in Plat Book 5210, page 71, said Register's Office, thence along said Moore-Handley's westerly property line S 00° 06' 08" W - 359.98 feet to a point; thence N 88° 17' 08" E - 95.00 feet to a point; thence S 00° 06' 08" W - 356.44 feet to a point; thence with a curve to the right having a radius of 25 feet, a distance of 34.99 feet to a point; said point being situated in the aforementioned northerly margin of U.S. Highway 70 (Lebanon Road), said U.S. Highway 70 having a 70-foot right-of-way; thence leaving said Moore-Handley property, and along said margin of U.S. Highway 70, with a curve to the left having a radius of 1597.70 feet, a distance of 137.12 feet to a point, said point being a point of continuous curve for U.S. Highway 70; thence with a curve to the left having a radius of 1597.70 feet, a distance of 279.73 feet to a point; thence leaving said margin of U.S. Highway 70, N 00° 38' 10" E - 45.16 feet to a point; thence N 89° 21' 50" W - 260.05 feet to the point of beginning, containing 9.39 acres.

BEING a portion of the property conveyed to Bob Freeman, Trustee, by deed from Jackson Square Development Co., of record in Book 4208, page 730, said Register's Office, and to Jackson Square Limited by deed from John B. Hardcastle, Trustee, of record in Book 5092, page 15, said Register's Office, the said Bob Freeman, Trustee, having since died and been replaced by J. R. Freeman, Substitute Trustee, by instrument of record in Book 4731, page 458, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5611 PAGE 259

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
			39500.00-	CO
			1027.00	CO TX
			.50	PRFEE
			12.00	ADEPT
				CHECK 10539.50-
			3435A06/10/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F92830

IDENTIF. REFERENCE

JUN 10 3 53 PM '80

FELIX Z. WILSON, II
DAVIDSON CO. TENN.

No. 761149