THIS INSTRUMENT PREPARED BY: East End Title & Escrow
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

file box 21

WARRANTY DEED

BOOK 6327 PAGE 39

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RIVERGATE SQUARE SHOPPING CENTER (NAME)	SAME (NAME)	Map 34-02
c/o SHERWOOD PROPERTIES. 310 WILSON PIKE CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 34
BRENTWOOD TN 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10D 42310

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars.*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LOYD B. SMITH AND WIFE, GWYN MINCHEY SMITH, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RIVERGATE SQUARE SHOPPING CENTER, A Joint Venture, hereinafter referred to as Grantee,

its ---------- *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, according to a survey by J. Bruce Rainey, Surveyor, dated 6/18/84 as follows:
BEGINNING at an iron pin on the southerly margin of Cude Lane which is 464.65 feet more or less from the westerly margin of the intersection of Cude Lane and Gallatin Road; thence leaving said iron pin S 46° 0' 0" E 794 feet along the southerly margin of Cude Lane to an iron pin; thence leaving the southerly margin of Cude Lane S 44° 3' 23" W 173.32 feet to an iron pin; thence N 46° 11' 27" W 235.03 feet to an iron pin; thence N 46° 36' 12" W 544.17 feet to an iron pin; thence N 39° 20'22" E 180.43 feet to the point of beginning, containing 3.18 acres, more or less.

Being the same property conveyed to Loyd B. Smith and wife, Gwynn Minchey Smith, by deed from W. M. Inman and wife, Nina Gray Inman, of record in Book 2090, page 537, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 1,000.00
Subscribed and sworn to before me, this the 28 day of June 19 84
Affiant
My commission expires. 4/21/85 (Affix Seal) Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee,
its *(successors),*
heirs and assigns forever we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee,
its
(successors), heirs and assigns, against the lawful claims of all persons.
Witness our *hand* S *this* 28 *day of* June 19 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Loyd B. Smith
Gwynn Minchey Smith

06/28 C56.50- CHECK

9378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOYD B. SMITH AND WIFE, GWYN MINCHEY SMITH

the within named bargainor ...S... with whom I am personally acquainted, and who acknowledged that ...they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 28 day of June, 1984.

Caralyn F. Maddey Notary Public

Commission expires 4/21/85

CARALYN F. MADDEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in .....
this ..... day of ..... 19 .....

..... Notary Public

Commission expires .....

I 3 2 8 2 3

IDENTIF. REFERENCE

JUN 28 2 59 PM '84

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

LOYD B. SMITH, ET UX

TO

RIVERGATE SQUARE VENTURE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6327 PAGE 41

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
			250000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
			9378A06/26/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32823

IDENTIF. REFERENCE

JUN 28 2 59 PM 184

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0048575