THIS INSTRUMENT PREPARED BY:
Max H. Freeman
Assistant Regional Counsel
Southern Regional Office
United States Postal Service
Memphis, Tennessee 38166-0120

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SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
United States Postal Service P. O. Drawer 3744 Memphis, TN 38173-0744	SAME	Map 75-13 Parcel 240

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand and no/100 Dollars ($700,000), and other good and valuable consideration, the receipt of which is hereby acknowledged, Nashville-Toledo Associates, a Tennessee Joint Venture composed of: William V. Papaik, Ronald E. Huguenard, Robert A. McDowell, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto the United States Postal Service, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County lying west of Lebanon Road and North of Jacksonian Drive and being Lot 1 of Revision to Hermitage Hills Shopping Center addition as evidenced in Plat Book 4595, page 114, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin on the westerly margin of Lebanon Road at the common corner of the property of the Kroger Company as evidenced in Deed Book 4304, page 208, said Register's Office, thence N 58° 10' W a distance of 150.00' with Exxon's Northerly line to an iron pin, thence, S 31° 50' W a distance of 150.00' with Exxon's West Line to a concrete monument, on the Northerly margin of Jacksonian Drive, thence N 58° 10' W a distance of 183.74' with the Northerly margin of Jacksonian Drive to a concrete monument at the radius return of the intersection of Bonnaford Drive, thence, with a curve to the right having a radius of 25' and a central angle of 90° 00' (chord bearing and distance of N 13° 10' W 35.35') a distance of 39.27' to a concrete monument on the Easterly margin of Bonnaford Drive, thence, N 31° 50' E a distance of 372.00' with the East margin of Bonnaford Drive to a concrete monument at the Southwest corner of Hawes, Inc. property as evidenced in Deed Book 4623, page 535, said Register's Office, thence S 58°10' E a distance of 358.53' with Hawes, Inc.'s South Line to a concrete monument on the westerly margin of Lebanon Road, thence S 31° 47' W a distance of 247.00' with the westerly margin of Lebanon Road to point of beginning containing 2.75 acres.

Subject to permitted title exceptions described on Exhibit A attached.

Being the property conveyed to Nashville-Toledo Associates, by deed from the Kroger Co., an Ohio Corporation, of record in Book 6552, Page 71, Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest of the Party of the First Part in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land, and together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove stated. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Witness our hands this 13th day of December, 1985.

NASHVILLE-TOLEDO ASSOCIATES, By all of Joint Ventures:

William V. Papaik

Ronald E. Huguenard

Robert A. McDowell, Jr.

STATE OF Ohio)
)
COUNTY OF Lucas)

Before me, Martha L Wagner, a Notary Public in and for the County and State aforesaid, personally appeared William V. Papaik, one of the persons described in and who executed the foregoing instrument, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Toledo, Ohio, this 13th day of December, 19 85.

Martha L. Wagner
Notary Public

My Commission Expires:

10/18/90

STATE OF Ohio)
)
COUNTY OF Lucas)

Before me, Martha L Weaver a Notary Public in and for the County and State aforesaid, personally appeared Ronald E. Huguenard, one of the persons described in and who executed the foregoing instrument, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Toledo, Ohio, this 13th day of December, 19 85.

Martha L. Weaver
Notary Public

My Commission Expires:

10/13/90

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, William C. Harbison, a Notary Public in and for the County and State aforesaid, personally appeared Robert A. McDowell, Jr., one of the persons described in and who executed the foregoing instrument, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 19 85.

William C Harbison
Notary Public

My Commission Expires:

5-13-89

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STATE OF _____)

COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is Seven hundred thousand and no/100 ($700,000.00) Dollars.

Brigitte McL. Hb
Affiant

Subscribed and sworn to before me, this the 10th day of ~~December,~~ January 19 86.

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Commission Expires:~~

_____

EXHIBIT "A"

1. Restrictive covenants contained in deeds of record in Book 4620, page 221 and Book 4623, page 539, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 4595, page 114, Register's Office for Davidson County, Tennessee, contains an owner's certificate, a 165-foot minimum building setback line from Lebanon Road, a 15-foot minimum building setback line from Jacksonian Drive, a 15-foot minimum building setback line from Bonnaford Drive and a 15-foot wide strip along Lebanon Road reserved for future widening of road and sewer easement.

3. Twelve-inch concrete retaining walls and an 8-inch SA line as shown on Plat of survey by Barge, Waggoner, Sumner & Cannon dated May 20, 1984 and updated April 23, 1985.

4. Three inch high concrete wall encroachment upon Jacksonian Drive as shown on survey by Barge, Waggoner, Sumner & Cannon dated May 30, 1984 and updated April 23, 1985.

5. Rights of the adjoining owner on the east to use party wall situated partly on insured premises and partly on property adjoining on the east and terms and provisions of agreement relating to the use and maintenance thereof, if applicable, of record in Book 4620, page 215, Register's Office for Davidson County, Tennesse.

6. Restrictions in deed of record in Book 6552, Page 71, RODC.

6.7.94 I.

IDENTIFICATION REFERENCE

JAN 10 12 39 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH