THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

DEC 31 9 53 AM '86

78251

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Naomi Wolffer c/o Euro Investors Property, Inc. 1414 Avenue of the Americas New York, New York 10019	Riverfront Facility, Ltd. c/o Carroll & Assoc., Inc. 565 Marriott Drive, Suite 240 Nashville, Tennessee 37210	Map 93-12; parcels 9, 11 and 16

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FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand Dollars ($700,000.00) Riverfront Facility, Ltd., a Tennessee limited partnership with Jerry L. Carroll as its sole general partner, and whose Certificate of Limited Partnership is filed at Book 5832, page 794, Register's Office for Davidson County, Tennessee ("RODC"), as amended by Amendment Number One to Certificate of Limited Partnership of Riverfront Facility, Ltd. of record at Book 5835, page 474, RODC, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Naomi Wolffer, hereinafter whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, an 85% undivided interest in and to certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property, known as 130 Nestor Street, Nashville, Tennessee 37210.

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 for the items more particularly described on Exhibit B attached hereto and incorporated herein by this reference. 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.

Witness my hand this 31 day of December, 1986, the limited partnership, having caused its name to be signed hereto by its duly authorized general partner on said day and date.

RIVERFRONT FACILITY, LTD.,
a Tennessee limited partnership

By: _____
Jerry L. Carroll, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Nedda M. Rapp, a Notary Public of the State and County aforesaid, personally appeared Jerry L. Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole general partner of the within named bargainor, a Tennessee limited partnership, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of December, 1986.

_____
Notary Public

NOTARY PUBLIC

My Commission Expires:

March 6, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,890,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 1986.

Claudette McCord
Notary Public

My Commission Expires:

June 18, 1987

Two tracts of land in the First Civil District of Davidson County, Tennessee, described according to the survey of Barge, Waggoner, Sumner & Cannon, dated November 30, 1981, revised December 22, 1981, revised December 29, 1981, and further revised February 15, 1982, as follows:

Tract I: Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel No. 93-12-9, located north of the L & N Railroad, west of Driftwood Street and south of the Cumberland River, more particularly described as follows:

Beginning at a point in the westerly margin of Driftwood Street, said point being 20 feet northerly from the centerline of the L & N Railroad;

Thence, with the north margin of the L & N Railroad along a curve to the right having a central angle of 06° 09' 00", a radius of 1,909.90 feet, a chord bearing of N 78° 28' 37" W, 204.91 feet, and a curve length of 205.00 feet to a point;

Thence, N 75° 24' 07" W, 95.11 feet;

Thence, N 75° 31' 35" E, 60.78 feet;

Thence, with a curve to the left parallel and 8 feet northwesterly from the centerline of the railroad track, said curve having a central angle of 38° 27' 33", a radius of 350.10 feet, 235.00 feet to a point of compound curvature;

Thence, continuing with a curve to the left, said curve having a central angle of 33° 27' 30", a radius of 216.00 feet, 126.76 feet to a point in the southerly line of Mid State Steel Company, as recorded in Book 2096, page 593;

Thence, with the southerly line of said Steel Company, S 83° 00' E, 38.51 feet to a point in the westerly margin of Driftwood Street;

Thence, with said street, S 07° 00' W, 323.00 feet to the point of beginning.

Containing 0.85 acre, more or less, according to said survey.

Tract II: Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel Nos. 93-12-116 and 93-12-11, located north of Nestor Street, east of Driftwood Street and south of Cumberland River, more particularly described as follows:

Beginning at a concrete monument in the north margin of Nestor Street, approximately 1,140 feet easterly from the east margin of Driftwood Street;

Thence, in a clockwise direction with the north margin of Nestor Street along a curve to the right having a radius of 5,116.53 feet, a central angle of 01° 21' 9", a chord bearing S 75° 31' 26" W, 120.78 feet and a curve length of 120.78 feet;

Thence, continuing with said street, S 76° 12' W, 944.09 feet to a point 8 feet northwesterly from the centerline of a railroad track;

Thence, with a curve to the left in a northeasterly direction parallel and 8 feet from the centerline of the railroad tract, said curve having a central angle of 32° 16' 03", a radius of 377.00 feet, 212.32 feet;

Thence, No 30° 58' 25" E, 34.00 feet;

Thence, with a curve to the left having a central angle of 29° 35' 03", a radius of 240.00 feet, 123.92 feet;

Thence, with the north line of Al Feldman, et ux, N 80° 40' 45" W, 245.22 feet to a point in the easterly margin of Driftwood Street;

Thence, with said street, N 07° 00' E, 280.79 feet to a fence, being the southwesterly corner of Mid State Steel Company;

Thence, with the south line of said Steel Company along said fence, N 77° 00' E, 235.00 feet;

Thence, continuing with said fence, N 07° 00' E, 253.97 feet to the low water line of the Cumberland River;

Thence, with said river, N 77° 34' E, 592.59 feet;

Thence, leaving said river, S 14° 35' 34" E, 793.63 feet to the point of beginning.

Containing 15.56 acres, more or less, according to said survey.

Being the same property conveyed to Riverfront Facility, Ltd., a Tennessee limited partnership, by deed from American Building Components Company, of record in Book 5836, page 860, Register's Office for Davidson County, Tennessee.

1. Taxes - 1986: Map & Parcel No. 93-12-98, $641.31; Map & Parcel No. 93-12-11, $103,745.15; Map & Parcel No. 93-12-116, $7,310.80; a lien due and payable.

2. Easement for interceptor sewer granted to the City of Nashville by grant from H.P. Minton, et al., of record in Book 2297, page 125, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto and incorporated herein by this reference.

3. Flowage easement granted United States of America by Mid-Tenn Company, Inc. in connection with operation of Cheatham Lock and Dam Project (Tract N-1401-E) by deed of record in Book 2281, page 275, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

4. Relocation Agreement Relative to Easement and Conveyance Creating said easement, made by Cincinnati Sheet Metal & Roofing Company and C.B. Rollins, Jr., et al. of record in Book 4468, page 859, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

5. Easement for proposed fifty-foot road or street right-of-way of record in Book 3165, page 490, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

6. Easement granted to Nashville Electric Service of record in Book 4021, page 37, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

7. Right-of-Way Agreement to Colonial Pipeline Company of record in Book 4459, page 984, RODC, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

8. Thirty-six inch sewer line running generally north and south through the property, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

9. Railroad spur tracks crossing the property, as shown in the survey referred to in the first paragraph of the legal description which is part of Exhibit A attached hereto.

10. Easements for flowage and other rights existing or arising from the fact that subject property adjoins the Cumberland River.

11. Terms and conditions of lease agreement between Riverfront Facility, Ltd., and Avco Corporation a short form of which is of record in Book 5836, page 865, RODC, as amended by Amendment Number One to Short Form Lease of record at Book 5856, page 371, RODC.

12. Deed of Trust from Riverfront Facility, Ltd. to Milton W. Smith, Jr., Trustee, dated January 4, 1982, of record in Book 5836, page 870, RODC, to secure an indebtedness evidenced by two promissory notes of even date therewith in the original principal amounts of $1,360,000.00 and $40,000.00 respectively payable to The Lincoln National Life Insurance Company of record in Book 5836, page 908, and as File No. C55106, RODC; Assignment of Contract from Riverfront Facility, Ltd. to The Lincoln National Life Insurance Company of record in Book 5837, page 9, RODC; Assignment of Lease from Riverfront Facility, Ltd. to The Lincoln National Life Insurance Company of record in Book 5837, page 7, RODC; Assignment of Rents and Profits by Riverfront Facility, Ltd. to The Lincoln National Life Insurance Company of record in Book 5837, page 1, RODC.

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

RECEIVED OF _____

FOR _____

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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
		1,890,000.00 Conv.		
			CO TX	
			MO	
			PRFEE	
			CHECK	5312.50
			CASH	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78251

IDENTIFI REFERENCE

Dec 31 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28756