THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
6th Floor, Metropolitan Federal Bldg.
230 Fourth Avenue North
Nashville, Tennessee 37219-0047

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ridgefield Properties	Same	See each Tract
c/o Kermit C. Stengel Co.		
15th Floor, Third Nat'l Bank Bldg.		
201 4th Avenue North		
Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION of the Sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Ridgefield Properties, a Partnership, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Crescent Properties Company, a Tennessee Corporation, has bargained and sold and does hereby transfer and convey unto the said Ridgefield Properties, a Partnership, their successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

(See Attachment A)

This conveyance is made pursuant to a plan of reorganization and liquidation involving the transfer of all the assets of the Grantor corporation in this State as provided in T.C.A. Section 67-4-409(e).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ridgefield Properties, a Partnership, their successors and assigns forever. Crescent Properties Company 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.

Crescent Properties Company further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Ridgefield Properties, a Partnership, their successors and assigns, against the lawful claims of all persons.

IN TESTIMONY WHEREOF, Crescent Properties Company has caused its name to be signed hereto by its duly authorized officer on this 31st day of December, 1986.

CRESCENT PROPERTIES COMPANY

BY: _____
KERMIT C. STENGEL, JR.
President

IDENTIFICATION REFERENCE
JAN 7 1 31 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

81064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Walker, a Notary Public of the State and County aforesaid, personally appeared Kermit C. Stengel, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Crescent Properties Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, this 31st day of December, 1986.

Douglas A. Walker
NOTARY PUBLIC

My Commission Expires: November 1, 1987.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,215,000.00.

AFFIANT

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

Douglas A. Walker
NOTARY PUBLIC

My Commission Expires: November 1, 1987.

ATTACHMENT A

TRACT I: Map/Parcel: 93-6-1-087

Land in Davidson County, Tennessee, being part of Lot No. 78 in the Original Plan of the Town (now City) of Nashville, said County, described as follows:

Beginning on the south side of Church, formerly Spring Street, at a point 12 feet in a westerly direction from the northwest corner of Lot No. 66 in said plan, said point being the northwest corner of a part of said Lot No. 76 at one time owned by Andrew Ewing, running thence southwestwardly with line of said Church Street 59 feet and 4 inches; thence at right angles to Church Street southwestwardly 193 feet and 9 inches; thence at right angles southwestwardly 2 feet and 1 inch, more or less; thence at right angles southeastwardly 44 feet 5 inches, more or less, to the north margin of a 20 feet alley; thence northeastwardly with the line of said alley 41 feet 5 1/2 inches to the southwest corner of the said Ewing lot; thence at right angles northwestwardly about 236 feet 2 inches to the beginning, as indicated on the plan of said land, and being the same tract of land as that conveyed to The Nashville Trust Company by Trustees deed from Albert H. Thomas, Substitute Trustee, and recorded in Book 1066, page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crescent Properties Company, by deed, from The Crescent Company of record in Book 4288, page 508, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 417 Church Street, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

TRACT II: Map/Parcel: 93-6-1-10

Land in Davidson County, Tennessee, being part of Lot No. 113 in the Original Plan of Nashville, which Plan is not recorded, said part of said lot begins on the westerly margin of 6th Avenue North, formerly High Street, at a point 119 feet, 7 1/2 inches north of the north line of Church Street; runs thence northerly with the west margin of 6th Avenue North, 46 feet 5 inches, to a point in the center of the wall between this property and the property formerly belonging to the heirs of Mrs. Maggie McAlister, deceased; running thence in a westerly direction with the center of said wall, 139 feet 3 inches, to the eastern margin of Capitol Boulevard; thence in a southerly direction about 47 feet to the north line of Joys New Wall; and thence in an easterly direction, 139 feet 3 inches to the beginning.

Being the same property conveyed to Crescent Properties Company by deed from The Crescent Company of record in Book 4288, page 508, Register's Office for Davidson County, Tennessee (RODC).

This property is known as 211 6th Avenue North, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

TRACT III: Map/Parcel: 91-15-264

Parcel A:

Land in Davidson County, Tennessee, being Lots Nos. 601, 603 and 605, in Block 90, Plan No. One in West Nashville, as of record in Book 57, page 74 and 75, in the Register's Office for said Davidson County.

Said three lots join and front together (85) eighty-five feet on the north side of Charlotte Avenue in Nashville and extend back northwardly between parallel lines and with the west margin of Forty-Seventh Avenue, formerly Sixth Street, one hundred fifty (150) feet to a 25-foot alley, and front together eighty-five (85) feet on south margin of said alley. (4700 Charlotte Avenue)

Parcel B:

Land in Davidson County, Tennessee, being Lots Nos. 607, 609, 611, and 613, in Block 90, Plan I in West Nashville, as per plan in Book 57, page 74 and 75, in the Register's Office for said Davidson County, Tennessee.

Said four lots each have a frontage of twenty-five (25) feet and adjoin, showing a combined frontage of one hundred (100) feet on the northerly side of Charlotte Avenue, in Nashville, and run back northwardly between parallel lines one hundred fifty (150) feet to a 25-foot alley.

Being the same property conveyed to Crescent Properties Company by deed from The Crescent Company, of record in Book 4288, page 508, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 4700 Charlotte Pike, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

(b) Plan of record in Book 57, page 74, Register's Office for Davidson County, Tennessee.

(c) Memorandum of Lease dated September 15, 1981, between Crescent Properties Company, Lessor, and McDonald's Corporation, Lessee, of record in Book 5802, page 488, Register's Office for Davidson County, Tennessee.

TRACT IV: Map/Parcel: 91-11-320

Land in Davidson County, Tennessee, being Lots Nos. 602 and 604 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County.

Said Lots Nos. 602 and 604 front together 60 feet on the southerly side of Alabama Avenue and run back between parallel lines, with the westerly margin of 47th Avenue North, formerly 6th Street, 150 feet to an alley.

Being the same property conveyed to Crescent Properties Company by deed from Thomas M. Evans, Trustee, of record in Book 4288, page 505, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 4701 Alabama Avenue, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

(b) Plan of record in Book 57, page 74, Register's Office for Davidson County, Tennessee.

(c) Memorandum of Lease dated September 15, 1981, between Crescent Properties Company, Lessor, and McDonald's Corporation, Lessee, of record in Book 5802, page 488, Register's Office for Davidson County, Tennessee.

(d) Lease Supplement of record in Book 5850, page 822, Register's Office for Davidson County, Tennessee.

TRACT V: Map/Parcel: 103-15-36, 103-15-54

Land in Davidson County, Tennessee, being Lots 1 & 2 on the Plan of Crescent Commercial Area of record in Plat Book 5200, page 450, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Harding Road, which point is the northwesterly corner of Lot No. 1 of Sudekum Subdivision, as recorded in Book 4060, page 131, Register's Office for Davidson County, Tennessee, and which point is in a stone wall; thence, with a stone wall, South 36 degrees 40' East 176.95 feet to a point; thence, with a curve to the right having a central angle of 32 degrees 02' and a radius of 206.40 feet, a distance of 115.40 feet to a point; thence, South 04 degrees 38' East 4.00 feet to a point; thence, with a curve to the left having a central angle of 23 degrees 26' and a radius of 453.30 feet, a distance of 185.39 feet to a point; thence, South 28 degrees 04' East 2.92 feet to a point; thence, with a curve to the left having a central angle of 05 degrees 20' and a radius of 264.20 feet, a distance of 24.59 feet to a point; thence, South 33 degrees 24' East 02.71 feet to a point; thence, with a curve to the left having a central angle of 35 degrees 44' and a radius of 257.67 feet, a distance of 160.70 feet to a brass cap in stone wall; thence, South 20 degrees 31' West 40.93 feet to a point in the northwesterly margin of Ridgefield Drive; thence, with said northwesterly margin with a curve to the left having a central angle of 22 degrees 17' and a radius of 425.00 feet, a distance of 165.24 feet to a point; thence, continuing with said northwesterly margin of Ridgefield Drive, South 49 degrees 38' West 64.73 feet to a point; thence, leaving said northwesterly margin of Ridgefield Drive, North 36 degrees 46' West 315.77 feet to a point; thence, North 35 degrees 09' West 89.92 feet to a point; thence, North 37 degrees 12' West 200.59 feet to a point in the southeasterly margin of Harding Road; thence, with the southeasterly margin of Harding Road, North 45 degrees 32' East 325.22 feet to the point of beginning; containing 3.95 acres, more or less.

Being part of the property conveyed to Crescent Properties Company by deed of record in Book 4288, page 508, Register's Office for Davidson County, Tennessee (RODC), and known as part of Numbers 1 & 2 on said deed and by Quitclaim Deed from The Crescent Company of record in Book 7099, page 226, RODC. Also included is the property relinquished by Metropolitan Government of Nashville and Davidson County, Tennessee, by Metro Ordinance Numbers 70-1283 and 71-1370 and Quitclaim Deed of record in Book 4486, page 848, RODC.

This is improved property known as the Belle Meade Theatre Shopping Center property, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for Lots 1 and 2 for 1986. State and County real estate taxes for Lot 2 for 1985, plus penalty, interest and costs. State and County real estate taxes for Lot 2 for 1984, plus penalty interest and costs.

(b) Notes and easements shown on Plan of record in Book 5200, page 450, RODC.

(c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3676, page 524, and Book 4298, page 497, RODC.

(d) Easement for Sewer of record in Book 3347, page 378, RODC.

(e) Lease between Crescent Properties Company and First American Bank of Nashville, of record in Book 5766, page 870, RODC.

(f) Addendum to Lease of record in Book 5959, page 556, RODC.

(g) Right-of-way for extension of Ridgefield Drive conveyed to the Metropolitan Government by deed from Crescent Properties Company of record in Book 4487, page 253, RODC.

(h) Rights of others in and to the Ridgefield Drive closed by Council Bills No. 70-1283 and 71-1370.

TRACT VI: Map/Parcel: 116-3-53

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 6 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said Lot No. 6 fronts 50 feet on the easterly side of Kenner Avenue and runs back between parallel lines 266.5 feet on the north line and 263.25 feet, more or less, on the south line to a dead line, measuring 50.48 feet, more or less thereon.

Being the same property conveyed to Crescent Properties company by deed from Thomas M. Evans, Trustee, of record in Book 4288, page 505, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 110 Kenner Avenue, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

TRACT VII: Map/Parcel: 116-3-54

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 7 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 260 feet on the

northerly line and 256.75 feet, more or less, on the southerly line, to a dead line in the rear which is a 10-foot reserved strip on which it measures 50.08 feet.

Being the same property conveyed to Crescent Properties Company by deed from Robert C. Lykins and wife, Elinor E. Lykins, of record in Book 4336, page 93, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 112 Kenner Avenue, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

TRACT VIII: Map/Parcel: 118-16-5

Land in Davidson County, Tennessee, being Lots Nos. 16, 17, 18, and 19, and the south half of Lot 20 on the Map of Sidco Subdivision as of record in Book 2133, page 115, Register's Office for Davidson County, Tennessee.

Said Lots and parts of Lot front together 459 feet on the east side of Kraft Drive and runs back in an easterly direction between parallel lines 315 feet to a dead line and being the center line of the L & N Railroad Tract right of way.

Being the same property conveyed to Crescent Properties Company by deed from Herman Maisel and wife, Freida G. Maisel, of record in Book 6083, page 149, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 2940 Kraft Drive, Nashville, Tennessee.

This property is expressly subject to the following:

(a) State and County real estate taxes for 1986.

(b) Deed of Trust of record in Book 5535, page 640, RODC.

(c) Deed of Trust of record in Book 6083, page 154, RODC.

(d) Lease to South Central Bell, of record in Book 5612, page 948, RODC, Amendatory Agreement #1, of record in Book 5657, page 512, and Amendatory Agreement #2, of record in Book 5731, page 459, RODC.

(e) Private railroad easement of record in Book 2293, page 555, RODC.

(f) Easement for Sewage Facilities and Equipment, of record in Book 2271, page 473, RODC.

(g) Reservation of Fissionable Materials of record in Book 2152, page 347, RODC.

(h) Owners Certificate, 30-foot building setback line, 10-foot sanitary sewer easement, a 6-foot water main and 10-foot easement shown on plan of record in Book 2133, page 115, RODC.

(i) Transfer of water mains and equipment and easements thereto of record in Book 2244, page 611, RODC.

(j) Temporary construction easement of record in Book 4124, page 288, RODC.

(k) Mutual easement of record in Book 5958, page 861, RODC.