WARRANTY DEED

FROM: C. R. Clements, III and Betty Clements Armistead, Grantor

TO: Rhode Island Hospital Trust National Bank, in its capacity as Trustee of that certain Trust known as the H T Real Estate Fund, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Rhode Island Hospital Trust National Bank
One Hospital Trust Plaza
Providence, RI 02903
Attn: Dan A. Woolley
Vice President

Name and Address of Mortgagee:

Bandywood Shopping Center
c/o Robert T. Phillips
Sharondale Properties
310 Wilson Pike Circle
Brentwood, TN 37027

Map-Parcel Numbers

117-14-112

Field Book Numbers

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,290,000.00.

William B. Drescher

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of January, 1987.

Deborah A. Hughes

Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the obligation to pay two certain non-recourse promissory notes each in the original principal amount of $200,000, each dated March 1, 1983, and payable to the order of Bandywood Shopping Center, a limited partnership, which notes are secured by a Deed of Trust of record in Book 6014, page 821, Register's Office for Davidson County, Tennessee, C. R. Clements, III and Betty Clements Armistead, collectively called the Grantors, have bargained and sold, and by

01/26 3527.53- CHECK

3149

these presents do transfer and convey unto the said Rhode Island Hospital Trust National Bank, in its capacity as Trustee of that certain Trust known as the H T Real Estate Fund, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and made a part hereof by this reference. The assumption hereinabove set forth, does not change or alter in any way the non-recourse nature of the notes and the deed of trust and the Grantee undertakes no personal liability thereunder.

This is improved property, known as the Bandywood Shopping Center, Bandywood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to Permitted Exceptions set out in Exhibit B attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is not the usual place of residence of either of the Grantors or the spouse of either of the Grantors and is unencumbered and unrestricted except as to those matters set forth to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth in Exhibit B to which this conveyance is expressly made subject.

Witness our hands this 20th day of January, 1987.

C. R. CLEMENTS, III

BETTY CLEMENTS ARMISTEAD by C.R. Clements, III as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, C. R. CLEMENTS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of January, 1987.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, Notary Public of said State and County, C.R. Clements III, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of January, 1987.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

4211W/01-21-87

EXHIBIT A

DESCRIPTION OF REAL PROPERTY:

Land in Davidson County, Tennessee described as follows:

Being Lots Nos. 23 and 24 on the Map of George Waters Subdivision, Part 2, of record in Book 1130, page 68, Register's Office for said County.

Said Lots Nos. 23 and 24 adjoin and front together 120.0 feet on the northerly side of Bandywood Drive and runs back between parallel lines 250.0 feet to a line in the rear which measures 120.0 feet (F.M. 120.1') thereon.

Being the same property conveyed to C.R. Clements, III and Betty Clements Armistead by deed from Bandywood Shopping Center, a limited partnership, of record in Book 6014, page 817, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1987 Real Property Taxes, a lien not yet due and payable.

2. General Assignment of Present and Future Leases of record in Book 6014, page 827, Register's Office for Davidson County, Tennessee.

3. The plan of record in Book 1130, page 68, said Register's Office, shows an owners certificate, a 65 foot setback line from Bandywood Drive and a 10 foot public utility easement along the rear line of the lot.

4. Deed of trust executed by C. R. Clements, III and Betty Clements Armistead to Sam D. Hodges, III, Trustee, dated March 1, 1983, and recorded in Book 6014, page 821, Register's Office for Davidson County, Tennessee, in favor of Bandywood Shopping Center, a Limited Partnership.

87196

IDENTIFICATION REFERENCE

JAN 26 4 10 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

4213W/01-09-87

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

RECEIVED OF _____

FOR _____

BOOK 7117 PAGE 513

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
		1,290,000.00 CONV.		

3612.00 COTAX
.50 PRFEE
10.00 MOTX
CHECK 3627.50-
3:48AM 1/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 1 9 6

IDENTIFT REFERENCE

JAN 26 4 10 PM '87

FELIX Z. WILSON-II REGISTER
DAVIDSON COUNTY, TN

No.38669