Box 10

BOOK 7483 PAGE 509

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 88.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boardwalk Shopping Centers (NAME)	SAME (NAME)	96-05
1 Maryland Farms, Suite 200 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#89
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-17810

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dan H. Jordan and wife, Margaret J. Jordan, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boardwalk Shopping Centers, of America, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Parcel No. 89 on Property Map 96-5 and, according to a survey by Cummings Associates, land surveyors, performed on December 24, 1987, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Donelson Pike being the southeast corner of property acquired by S. M. Bradley, et ux, in Book 1909, page 397, Register's Office for Davidson County, Tennessee;

1. Thence South 0 degrees 25 minutes 28 seconds East with the westerly margin of Donelson Pike 149.70 feet to an iron pin;

2. Thence North 87 degrees 13 minutes 46 seconds West 139.11 feet to an iron pin;

3. Thence North 2 degrees 30 minutes 0 seconds East 149.97 feet to an iron pin;

4. Thence South 87 degrees 0 minutes 46 seconds East with Bradley's southerly line; 131.48 feet to the point of beginning, containing 0.465 acres, more or less.

Being the same property conveyed to Dan H. Jordan and Margaret J. Jordan, as tenants in common, by deed from Virginia Goodman and husband, Gene Goodman, and Pamela Goodman (now Pamela G. Barton) and husband, Matthew T. Barton, of record in Book 6672, page 632, Register's Office for Davidson County, Tennessee.

This is unimproved (X) / improved ( ) property, known as 142 Donelson Pike (House Number) (Street) Nashville, TN 37214 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of March, 19 88

Dan H. Jordan

Margaret J. Jordan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Dan H. Jordan and wife, Margaret J. Jordan, as tenants in common

the bargainorS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March 19 88.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

505.70
0101 CHECK
03931

WARRANTY DEED

FROM

Dan H. Jordan and wife, Margaret J. Jordan, as tenants in common

TO

Boardwalk Shopping Centers, of America, Inc.

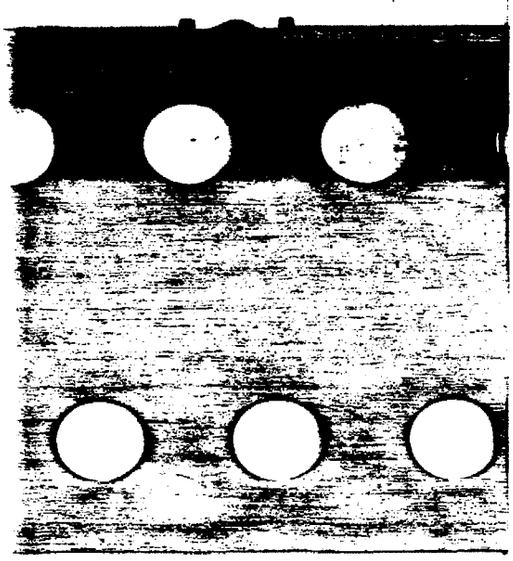
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

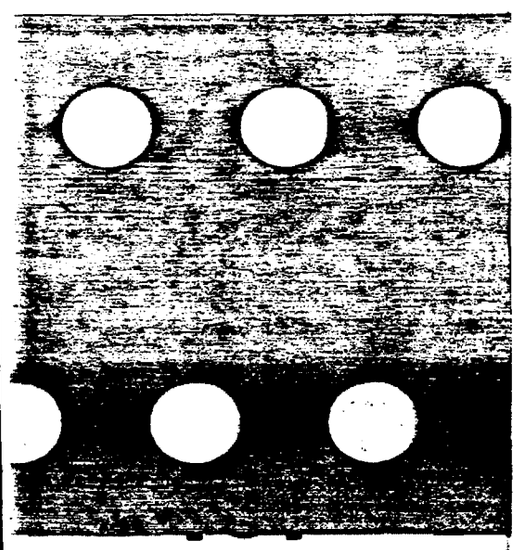
IDENTIFICATION REFERENCE

D 0 0 9 8 7 3

MAR 3 3 42 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
189000.00
CON TX 529.20
PRFEE 0.50
WDEED 6.00
TOTAL 535.70
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 535.70
03/03/88 01 15:45 0001 2662

D 0 9 8 7 3

IDENTIFICATION REFERENCE

MAR 3 3 42 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67348