BOX 35

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 7484 PAGE 619

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Tenneco Oil Company P.O. Box 1243 Nashville, TN 37202	Same	Part of Map 163, Parcel 313

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Tenneco Oil Company, a Delaware corporation, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, Robert Torch Investments, Inc., the Grantors herein, have this day bargained and sold and do hereby transfer and convey unto the said Tenneco Oil Company, a Delaware corporation, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Subdivision for Lot 1, The Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, at the northwest intersection of Bell Road and Hickory Hollow Terrace and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the northeast corner of the herein described property and in the West right-of-way of Hickory Hollow Terrace, also being the beginning of a curve to the right, said curve having a central angle of 02 deg. 08' 54", a radius of 1175.00 feet, and arc length of 44.06 feet, and a chord of South 29 deg. 05' 43" East, 44.05 feet; thence along said right-of-way, along the arc of the above described curve 44.06 feet to an existing concrete monument; thence along said right-of-way South 24 deg. 52' 00" East, 91.09 feet to an existing concrete monument, said monument being the beginning of a curve to the right, said curve having a central angle of 89 deg. 39' 14", a radius of 25.00 feet, an arc length of 39.12 feet, and a chord of South 19 deg. 53' 02" West, 35.25 feet; thence, along said right-of-way along the arc of the above described curve 39.12 feet to an existing concrete monument, said monument being in the North right-of-way of Bell Road, also being the beginning of a curve to the right, said curve having a central angle of 05 deg. 05' 00", a radius of 1582.14 feet, an arc length of 138.60 feet, and a chord of South 65 deg. 30' 43" West

138.55 feet; thence, along said right-of-way, along the arc of the above described curve 138.60 feet to an iron pin (found); thence, along said right-of-way South 69 deg. 30' 34" West, 8.50 feet to an iron pin (set); thence, leaving said right-of-way along the East side of a joint ingress-egress easement North 25 deg. 11' 27" West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set); thence, with said easement North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, with said easement South 47 deg. 19' 40" West, 12.78 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 88 deg. 08' 30", a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of North 88 deg. 36' 05" West, 122.42; thence, with said easement along the arc of the above described curve 135.38 feet to an iron pin (set); thence, leaving said easement along the line of Robert Torch, North 67 deg. 52' 53" East, 309.90 feet to the point of beginning and containing 34,845 square feet or 0.80 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 1, The Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the North right-of-way of Bell Road; thence, leaving said right-of-way North 20 deg. 48' 00" West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; thence, North 67 deg. 52' 53" East, 48.11 feet to an iron pin (set), said pin being on the West edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 deg. 08' 46", a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 deg. 37' 23" East, 138.13 feet; thence, along said easement along the arc of the above described curve 148.85 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 deg. 11' 03" East, 29.75 feet; thence, along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); thence, along said easement South 42 deg. 40' 20" East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 deg. 59' 38", a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 deg. 40' 31" East, 32.43 feet; thence, along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); thence, along said easement South 20 deg. 40' 42" East, 35.67 feet to an iron pin (set), said pin being the North right-of-way of Bell Road; thence, with said right-of-way South 69 deg. 30' 34" West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres, more or less.

Being a portion of the property conveyed to Robert Torch Investments, Inc., a Delaware corporation, by deed from Etto Corporation, a Texas corporation, of record in Book 6503, page 430, Register's Office for Davidson County, Tennessee.

TOGETHER with a perpetual easement for ingress and egress, as shown on the aforesaid Plan, said easement being located over the following described tract of land, the fee simple ownership to said land being retained by the grantor:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being in the North right-of-way of Bell Road and the West edge of a joint ingress/egress easement; thence, leaving said right-of-way along said easement North 20 deg. 40' 42" West, 35.67 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 21 deg. 59' 38", a radius of 85.00 feet, and arc length of 32.63 feet, and a chord of North 31 deg. 40' 31" West, 32.43 feet; thence, along said easement along the arc of the above described curve, 32.63 feet to an iron pin (set); thence, along said easement North 42 deg. 40' 20" West, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of North 79 deg. 11' 03" West, 29.75 feet; thence, along said easement along the arc of the above described curve, 31.86 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 76 deg. 08' 46", a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of North 77 deg. 37' 23" West, 138.13 feet; thence, along said easement along the arc of the above described curve, 148.85 feet to an iron pin (set), said pin being in the phase line for the remainder of Robert Torch property; thence, with said phase line North 67 deg. 52' 53" East, 25.50 feet to an iron pin (set), said pin being in the East edge of a joint ingress/egress easement, also being the beginning of curve to the left, said curve having a central angle of 88 deg. 08' 30", a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of South 88 deg. 36' 05" East, 122.42 feet; thence, along said easement along the arc of the above described curve, 135.38 feet to an iron pin (set); thence, along said easement North 47 deg. 19' 40" East, 12.78 feet to an iron pin (set); thence, along said easement South 41 deg. 44' 20" East, 48.60 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of South 35 deg. 02' 43" East, 26.11 feet; thence, along said easement along the arc of the above described curve, 26.17 feet to an iron pin (set); thence, along said easement South 25 deg. 11' 27" East, 50.88 feet to an iron pin (set), said pin being in the North right-of-way of Bell Road; thence, with said right-of-way South 69 deg. 30' 34" West, 30.00 feet to the point of beginning and containing 6,850 square feet or 0.16 acres, more or less.

The Grantor herein does hereby reserve unto itself, its successors and assigns, a perpetual easement for ingress and egress over the following described tract of land, which is a portion of Tract No. 1, hereinabove described:

Beginning at an iron pin located on the North right-of-way of Bell Road at the southwest corner of Tract No. 1, hereinabove described; thence, leaving said right-of-way along the East side of a joint ingress/egress easement North 25 deg. 11' 27" West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set), the POINT OF BEGINNING of the herein described easement; thence, with said easement North 41 deg. 44' 20" West, 48.60 feet to an iron pin (set); thence, North 47 deg. 19' 40" East, 58.25 feet to an iron

pin at the beginning of a curve to the right, said curve having a radius of 112.09 feet; thence, around said curve, a distance of 35.58 feet to an iron pin; thence, North 65 deg. 31' 40" East, 79.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 20.82 feet to an iron pin located in the West right-of-way of Hickory Hollow Terrace; thence, with said right-of-way and with a curve to the right, having a radius of 1,175.00 feet, a distance of 35.29 feet to an iron pin; thence, leaving said right-of-way South 68 deg. 22' 29" West, 60.40 feet to an iron pin; thence, South 65 deg. 31' 40" West, 40.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 88.00 feet; thence, around said curve, a distance of 27.95 feet to an iron pin; thence, South 47 deg. 19' 40" West, 34.05 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 38.86 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever, the 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 encumbrances set forth on Exhibit A attached hereto.

It further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 31 day of Dec, 1987.

ROBERT TORCH INVESTMENTS, INC.

By: _____

Its: EXECUTIVE SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

_____
Affiant

Sworn to and subscribed before me, this 31st day of December, 1987.

_____
Notary Public

My Commission Expires: 11/12/90

STATE OF VIRGINIA

COUNTY OF FAIRFAX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDGAR TORNAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be EXECTIVE SECRETARY of Robert Torch Investments, Inc., the within named bargainor, a corporation, and that ___he, as such office, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as EXECUTIVE SECRETARY.

Witness my hand and seal, at office, in FAIRFAX, VIRGINIA, this 31st day of DECEMBER, 198_.

Notary Public

My Commission Expires: June 16, 1990

EXHIBIT "A"

ENCUMBRANCES

1. Matters shown on Plan of record in Book 5200, page 697, Register's Office fo rDavidson County, Tennessee.

2. Matters shown on Plan of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants, easements and agreements as contained in the deed from Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, d/b/a Hickory Hollow Associates, a joint venture, to Bent Tree Apartments, Ltd., a Texas limited partnership, as of record in Book 6215, page 71, Register's Office for Davidson County, Tennessee.

4. Columbia Gulf Transmission Company easement of record in Book 5118, page 797, Register's Office for Davidson County, Tennessee.

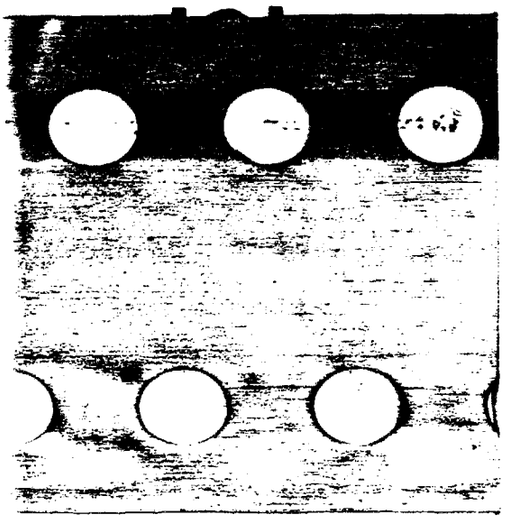
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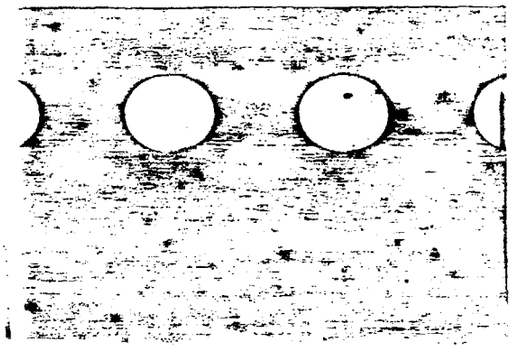
IDENTIFICATION REFERENCE

MAR 4 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3083 03/04 0101 03CHECK 1068.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7484 PAGE 625

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
375000.00
CON TX 1050.00
PRFEE 0.50
WDEED 18.00
TOTAL ~~1068.50~~
CHECK ~~1068.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/88 01 15:23 0001 3083

10236

IDENTIFICATION REFERENCE

MAR 4 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67762