This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL
Rivergate Square c/o Vernon D. Brown 756 Ridge Lake Boulevard Suite 226 Memphis, Tennessee 38119	Same	Maps 34-5 Parcels 112

MORTGAGEE: Metropolitan Federal Savings and Loan Association

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gallatin Road Partners, Ltd., a Tennessee Limited Partnership, hereinafter GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Rivergate Square, a Tennessee joint venture, hereinafter the GRANTEE, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A. 0211 04/01 0101 03CHECK 8412.50

This is unimproved property.

This conveyance of the property herein described and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for 1988 a lien but not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, page 275, Register's Office for Davidson County, Tennessee.

3. Permanent drainage easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5685, page 129, said Register's Office.

4. Temporary Construction easement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 5685, page 129, said Register's Office.

5. Title to that portion of the premises embraced within the bounds of any public right-of-way.

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, representatives and assigns, forever. And GRANTOR does covenant

with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand this 31st day of March, 1988, to be effective as of the date recorded with the Register of Deeds of Davidson County, Tennessee.

GALLATIN ROAD PARTNERS, LTD.

By: CRC Equities, Inc.,
General Partner

By: James W. Cadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy B. Skack, a Notary Public in and for said State and County, duly commissioned and qualified, James W. Caden, Jr., 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 President of CRC Equities, Inc., a Tennessee corporation (the "Constituent"), general partner of Gallatin Road Partners, Ltd. a limited partnership (the "Maker"), and is authorized by the Maker and by its Constituent, the Constituent being authorized by the Maker, to execute the foregoing instrument for and in behalf of the Maker.

Witness my hand and seal at office in said Davidson County, at Nashville on this the 31st day of March, 1988.

Peggy B. Skack
Notary Public

My Commission Expires: My Commission Expires MAR. 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,000,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 31st day of March, 1988.

Notary Public
My Commission Expires: My Commission Expires MAR. 11, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE U.S.A.

IDENTIFICATION REFERENCE

APR 1 1 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

17737

EXHIBIT A

That parcel of real property shown as tax parcel 112 on the Plan of Corum North, of record in Book 6900, page 275, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest intersection of rights-of-way of Gallatin Road and Alta Loma Road;

Thence, with the westerly margin of Gallatin Road and a curve to the left having a central angle of 07 degrees 29 minutes 45 seconds, a radius of 3,342.05 feet, and a chord of S 22 degrees 10 minutes 06 seconds W, 436.92 feet for a length of 437.24 feet to a point;

Thence, S 18 degrees 25 minutes 14 seconds W, 275.97 feet to a point at the northwest corner of Gallatin Road and Altus Avenue;

Thence, with said northerly margin of Altus Avenue, N 85 degrees 17 minutes 33 seconds W, 630.53 feet to a point in the easterly margin of Crestview Drive;

Thence, with said easterly margin, N 03 degrees 22 minutes 59 seconds E, 472.36 feet to a point;

Thence, with a curve to the right having a central angle of 04 degrees 24 minutes 44 seconds, a radius of 3,116.57 feet and a chord of N 05 degrees 35 minutes 27 seconds E, 239.93 feet for a length of 239.99 feet to a point;

Thence, N 07 degrees 47 minutes 43 seconds E, 299.22 feet to a point;

Thence, with a curve to the right, having a central angle of 101 degrees, 57 minutes 07 seconds, a radius of 25.00 feet and a chord of N 58 degrees 46 minutes 17 seconds E. 38.84 feet for a length of 44.49 feet to a point in the southerly margin of Alta Loma Road;

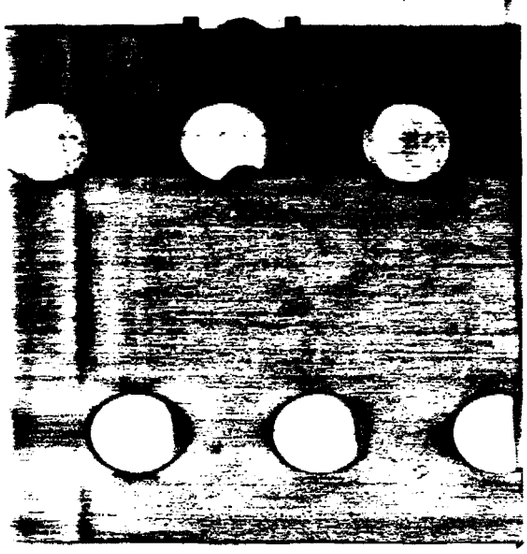
Thence, with a curve to the right having a central angle of 03 degrees 17 minutes 37 seconds, a radius of 1,412.32 feet and a chord of S 63 degrees 38 minutes 57 seconds E, 81.18 feet for a length of 81.19 feet to a point;

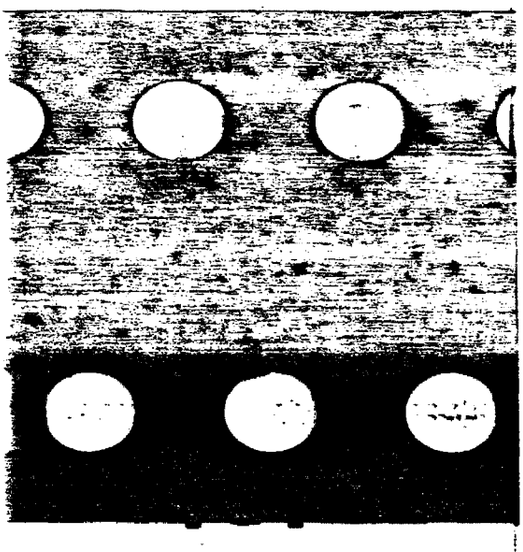
Thence, S 62 degrees 00 minutes 10 seconds E, 552.86 feet to a point;

Thence, S 55 degrees 18 minutes 36 seconds E, 100.72 feet to a point;

Thence S 62 degrees 01 minutes 28 seconds E, 126.49 feet to the point of beginning.

Being part of the same property conveyed to Gallatin Road Partners, Ltd. by instruments of record in Book 7073, page 664, Book 7073, page 670, Book 7073, page 675, Book 7073, page 680, and Book 7100, page 764.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7505 PAGE 726

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 3000000.00
CON TX 8400.00
PRFEE 0.50
WDEED 12.00
TOTAL 8412.50
CHECK 8412.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/88 01 13:39 0001 0211

17737

IDENTIFICATION REFERENCE

APR 1 1 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76429