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This Instrument Was Prepared By:
Jack F. King, Jr.
Trabue, Sturdivant & DeWitt
27th Floor, L&C Tower
Nashville, Tennessee 37219

BOOK 7514 PAGE 423

Address New Owner(s):
Cameo Estates and Morris Massry
Executive Park North
Albany, New York 12203

Send Tax Bills to:
Same

Map: 120-1
Parcel: 133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Leland R. Speed, Managing Trustee for EastGroup Properties, a Maryland Real Estate Investment Trust (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Cameo Estates, a New York general partnership and Morris Massry, as tenants in common, with the interest of Cameo Estates being 66-2/3%, and the interest of Morris Massry being 33-1/3% (collectively the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> All of that certain plot, piece or parcel of land, situate, lying and being in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, Inc., dated February 1, 1968, as follows:
>
> BEGINNING at an existing iron pin in the northerly margin of Vultee Boulevard, said pin being 295 feet westerly from the southwest corner of Miro Meadows Subdivision as of record in Plat Book 1424, page 95, Register's Office for Davidson County; thence with the northerly margin of Vultee Boulevard, North 81° 20' West a distance of 198.9 feet to an existing iron pin; thence North 73° 44' West a distance of 144.3 feet to an existing iron pin; thence North 3° 57' West a distance of 644.7 feet to an existing iron pin; thence North 88° 30' East a distance of 193.9 feet to a cedar post; thence North 88° 58' East a distance of 516.8 feet to an iron pin by Turner Engineering Company; thence South 2° 54' West a distance of 180.06 feet to an existing concrete monument and continuing on a total distance of 502.4 feet to an existing iron pin; thence North 89° 19' West a distance of 302.1 feet to an existing iron pin; thence South 0° 56' West a distance of 230.0 feet to the point of beginning, and containing 9.27 acres, more or less.
>
> Being the same property conveyed to Arthur W. Viner, Thomas G. Davis, Jr., and Miles L. Colean, as Trustees under Declaration of Trust dated as of January 15, 1969, as amended, establishing ICM Realty, a Maryland Real Estate Investment Trust, of record in Book 4527, page 270, Register's Office for Davidson County, Tennessee, said ICM Realty having since changed its name to EastGroup Properties.

This conveyance is made subject to:

1. All unpaid Ad valorem taxes.

2. Agreement for Dedication of Sanitary Sewer and/or Storm Drainage, of record in Book 4211, page 267, Register's Office for Davidson County, Tennessee.

3. Terms and Provisions of Agreement of Lease, dated August 8, 1969, between Arthur W. Viner, et al., Trustees under Declaration of Trust, dated January 15, 1969, establishing Second ICM Realty, as Landlord, and the Williamsburg Corporation, as Tenant, a memorandum of which appears of record in Book 4358, page 212, Register's Office of Davidson County, Tennessee, said lease having been assigned to Sidney Albert and Irving Kirsch, co-partners, d/b/a E.B. Realty by instrument of record in Book 4358, page 215, Register's Office for Davidson County, Tennessee.

4. Deed of Trust, Assignment of Rents and Security Agreement to Jack F. King, Jr., Trustee of record in Book 7437, page 154, Register's Office for Davidson County, Tennessee.

5. Assignment of Leases and Rents of record in Book 7437, page 212, Register's Office for Davidson County, Tennessee.

6. UCC-1 Financing Statement of record in Book 7437, page 226, Register's Office for Davidson County, Tennessee.

This is improved property known as 1150 Vultee Boulevard.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND 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 as herein set out. Grantor 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7R day of April, 1988.

Leland R. Speed, Managing Trustee of
EastGroup Properties, a Maryland Real
Estate Investment Trust

LELAND R. SPEED

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF Hinds)

Before me, Linda H. Young, a Notary Public in and for the County and State aforesaid, personally appeared Leland R. Speed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Trustee, of EastGroup Properties, a Maryland Real Estate Investment Trust, the within named bargainor, and that he as such Managing Trustee, executed the foregoing instrument for the purposes therein contained by signing the same by himself as Trustee.

Witness my hand and seal, at office in Jackson, ~~Tennessee~~ Mississippi, this 7th day of April, 1988.

Linda H. Young
Notary Public

My Commission Expires: June 4, 1989

LINDA H. YOUNG NOTARY PUBLIC MADISON & HINDS COUNTIES, MS My Commission Expires June 4, 1989 HINDS COUNTY

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF Hinds)

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Rick L. Adams
Affiant

Subscribed and sworn to before me, this 7th day of April, 1988.

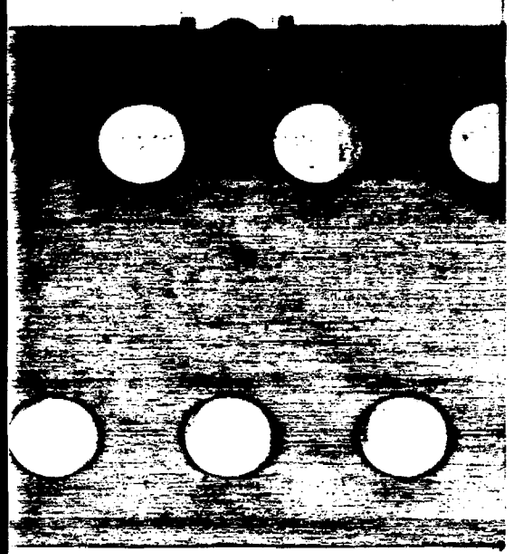
Linda H. Young
Notary Public

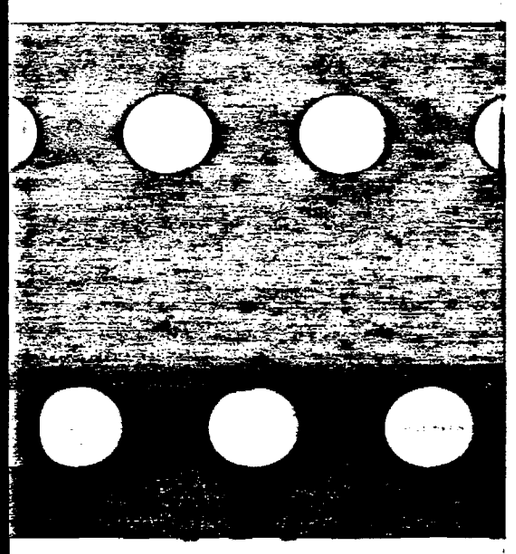
My Commission Expires: June 4, 1989

LINDA H. YOUNG NOTARY PUBLIC MADISON & HINDS COUNTIES, MS My Commission Expires June 4, 1989

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
RECEIVED FOR RECORD
1988 APR 12 01 04 PM
TAX
IDENTIFICATION REFERENCE
2071.3
58885.50

860KAS#2-12/22/87-061





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7514 PAGE 426

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 2100000.00
CON TX 5880.00
PRFEE 0.50
WDEED 9.00
TOTAL 5889.50
CHECK 5889.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/88 01 14:44 0001 3712

2071.3

IDENTIFICATION REFERENCE

APR 12 2 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79875