File 28

This Instrument Prepared By
Richard E. Charlton III, Esq.
8 Third Street South, 5th Floor
Memphis, TN 38103

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO	MAP-PARCEL
The Home Depot, Inc. 2727 Paces Ferry Road Suite 500 Atlanta, GA 30339	Same	Part of 34-5-112

MORTGAGEE: NONE

SPECIAL 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, RIVERGATE SQUARE, a Tennessee Joint Venture, hereinafter GRANTOR, has bargained and sold, and by these presents does transfer and convey unto THE HOME DEPOT, INC., a Delaware corporation, hereinafter the GRANTEE, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit "A".

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 which are a lien but not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, Page 737, 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.

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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 claiming by, through or under GRANTOR, but not further or otherwise.

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 11 day of ~~July,~~ August 1988, to be effective as of the date recorded with the Register of Deeds of Davidson County, Tennessee.

RIVERGATE SQUARE

By: GSC OF GALLATIN ROAD, INC.

By: Vernon D. Brown
Vernon D. Brown, President

STATE OF TENNESSEE:
COUNTY OF ~~SHELBY~~: Davidson

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said State and County, duly commissioned and qualified, Vernon D. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of GSC of Gallatin Road, Inc., a Tennessee corporation (the "Constituent"), partner of Rivergate Square, a Tennessee joint venture and 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 ~~Shelby~~ Davidson County, at ~~Memphis~~ Nashville on this the 11th day of ~~July~~ August, 1988.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires:
March 11 1991

STATE OF TENNESSEE:
COUNTY OF ~~SHELBY~~: DAvidson

The actual consideration for this transfer or value of property (whichever is greater) is $2,185,222.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Vernon E. Brown
Affiant

Sworn to and subscribed before me this 11th day of ~~July~~ August, 1988.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires:
March 11, 1991

SURVEYOR'S DESCRIPTION

Lot No. 1, Rivergate Square

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Gallatin Pike and Alta Loma Road, being Lot No. 1 as shown on the plan of Rivergate Square as of record in Book 6900, Page 737, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Gallatin Pike, said point being southerly 580 feet, more or less, from the centerline of Alta Loma Road;

THENCE, leaving said margin N 71° 34' 46" W, 284.00 feet to a point;

THENCE, N 18° 25' 14" E, 65.00 feet to a point;

THENCE, N 71° 34' 46" W, 422.81 feet to a point in the easterly margin of Crestview Drive;

THENCE, with said margin the following calls:

N 03° 22' 59" E, 90.47 feet to a point;

With a curve to the right 239.61 feet to a point, said curve having a central angle of 04° 24' 44", a radius of 3,111.57 feet, a tangent of 119.86 feet and a chord of N 05° 35' 37" E, 239.55 feet;

N 07° 47' 43" E, 276.63 feet to a point;

With a curve to the right 46.90 feet to a point in the southerly margin of Alta Loma Road, said curve having a central angle of 107° 28' 29", a radius of 25.00 feet, a tangent of 34.08 feet and a chord of N 61° 31' 57" E, 40.32 feet;

THENCE, with said margin the following calls:

With a curve to the left 66.28 feet to a point, said curve having a central angle of 02° 43' 38", a radius of 1,392.32 feet, a tangent of 33.14 feet and a chord of S 63° 21' 58" E, 66.27 feet;

S 62° 00' 10" E, 755.73 feet to a point;

With a curve to the right 33.21 feet to a point, said curve having a central angle of 76° 06' 03", a radius of 25.00 feet, a tangent of 19.57 feet and a chord of S 23° 57' 08" E, 30.82 feet;

THENCE, leaving said margin N 71° 34' 46" W, 190.40 feet;

THENCE, S 18° 25' 14" W, 128.00 feet to a point;

THENCE, S 71° 34' 46" E, 92.00 feet to a point;

THENCE, S 18° 25' 14" W, 113.00 feet to a point;

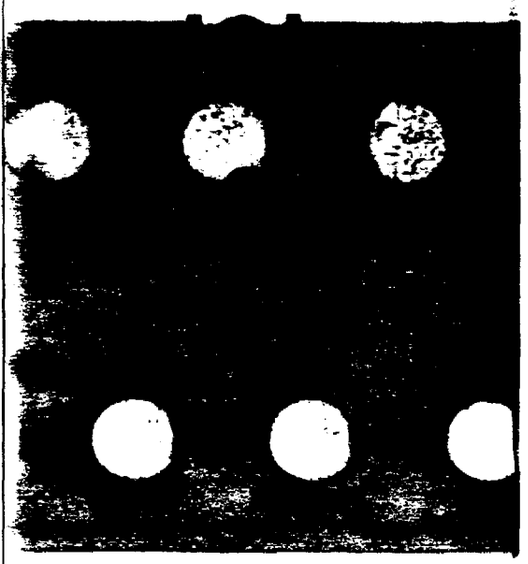
THENCE, S 71° 34' 46" E, 78.00 feet to a point in the westerly margin of Gallatin Pike;

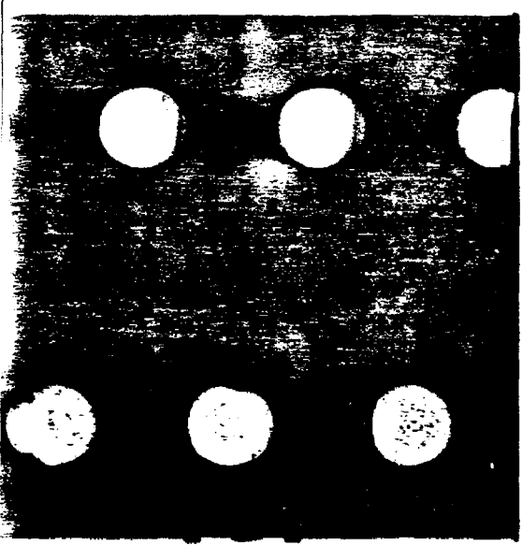
THENCE, with said margin with a curve to the left 168.02 feet to a point, said curve having a central angle of 02° 52' 50", a radius of 3,342.05 feet, a tangent of 84.03 feet and a chord of S 19° 51' 29" W, 168.00 feet;

THENCE, continuing with said margin S 18° 25' 14" W, 120.35 feet to the point of beginning.

Containing 420,235 square feet or 9.65 acres, more or less.

EXHIBIT "A"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 957

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
				DRAFT
				[illegible] .00
				[illegible] 7211.12
				PRFEE 0.50
				MISC 10.00
				TOTAL 7221.62
				[illegible] 7221.62
				[illegible] [illegible] 4837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58533

RECEIVED FOR RECORD

Aug 12 3 49 PM '88

[illegible] WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 123398