THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
20th Floor, First American Center
Nashville, Tennessee 37238

FROM: Timothy M. Stewart, Trustee ("GRANTOR")
Route 3, Old Hydes Ferry Road
Nashville, Tennessee 37218

TO: Town Center Associates, a Georgia general partnership, whose sole general partners are Andrews Atlanta #1, Inc., a Florida corporation, and Far West Shopping Center Investors, Inc., a California Corporation ("GRANTEE")

SEP 2 9 25 AM

64350

ADDRESS NEW OWNER:
Town Center Associates
Cato Road
Nashville, Tennessee

SEND TAX BILLS TO:
SAME

MAP AND PARCEL NO.:
Map 57,
Parcels 55, 56 and 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred, Thirteen Thousand, Six Hundred, Eighty-Two and 00/100 Dollars ($713,682.00) cash in hand paid by Town Center Associates, a Georgia general partnership, whose sole general partners are Andrews Atlanta #1, Inc., a Florida corporation and Far West Shopping Center Investors, Inc., a California corporation, the receipt and sufficiency of which is hereby acknowledged, I, Timothy M. Stewart, Trustee, with full power to sell and convey, have bargained and sold, and by these presents do transfer and convey unto the said Town Center Associates, a Georgia general partnership, whose sold general partners are Andrews Atlanta #1, Inc., a Florida corporation and Far West Shopping Center Investors, Inc., a California corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 2, 3, and 4, on the Plan of The Robert Cato Farm Subdivision, as shown on plat of record in Plat Book 421, Page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made, and being more particularly described according to the Survey of Michael V. Holmes & Associates, Inc., dated July 7, 1988, as follows:
>
> Beginning at the northwest corner of Lot #1 of the Robert Cato Farm Subdivision, Plat Book 421, Page 85 R.O.D.C. thence South 39° 30' 07" West, 306.48 feet to a point. Thence south 37° 43' 23" west, 1977.11 feet to a point. Thence north 72° 22' 58" west, 66.01 feet to a point. Thence north 71° 15' 09" west, 439.31 feet to a point. Thence north 72° 59' 48" west, 50.19 feet to a point.

Thence north 71° 49′ 29″ west, 395.22 feet to a point. Thence north 5° 17′ 46″ east, 287.30 feet to a point. Thence north 5° 56′ 55″ east, 123.93 feet to a point. Thence north 7° 33′ 11″ east, 522.60 feet to a point. Thence north 6° 58′ 23″ east, 338.04 feet to a point. Thence north 84° 17′ 17″ west, 464.98 feet to a point. Thence north 7° 25′ 14″ east, 253.80 feet to a point. Thence north 2° 24′ 37″ east, 73.52 feet to a point. Thence north 8° 48′ 10″ east, 224.10 feet to a point. Thence north 0° 52′ 32″ east, 139.56 feet to a point. Thence north 84° 49′ 01″ west, 304.21 feet to a point. Thence north 82° 33′ 34″ west, 106.36 feet to a point. Thence north 83° 18′ 53″ west, 204.94 feet to a point. Thence north 84° 54′ 13″ west, 591.33 feet to a point. Thence north 85° 28′ 28″ west, 316.12 feet to a point. Thence north 84° 00′ 06″ west, 121.80 feet to a point. Thence north 85° 37′ 37″ west, 173.87 feet to a point. Thence north 87° 05′ 03″ west, 97.98 feet to a point. Thence north 14° 48′ 14″ west, 387.75 feet to a point. Thence north 21° 30′ 10″ east, 759.00 feet to a point. Thence north 6° 43′ 16″ west, 475.20 feet to a point. Thence north 23° 47′ 08″ east, 449.33 feet to a point. Thence south 88° 44′ 28″ east, 441.72 feet to a point. Thence south 83° 37′ 59″ east, 368.68 feet to a point. Thence north 89° 02′ 35″ east, 98.51 feet to a point. Thence south 82° 56′ 42″ east, 424.19 feet to a point. Thence south 84° 21′ 56″ east, 905.32 feet to a point. Thence south 84° 21′ 56″ east, 70.70 feet to a point. Thence south 66° 35′ 39″ east, 18.90 feet to a point. Thence with a curve to the right, having a radius of 1125.92, a distance of 357.97 feet to a point. Thence south 48° 22′ 41″ east, 348.48 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 213.58 feet to a point. Thence south 88° 18′ 22″ east, 134.05 feet to a point. Thence with a curve to the right, having a radius of 266.48. A distance of 259.45 feet to a point. Thence south 32° 31′ 21″ east, 241.55 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 152.50 feet to a point. Thence south 19° 58′ 19″ east, 135.97 feet to a point. Thence with a curve to the left, having a radius of 1165.92, a distance of 364.47 feet to a point. Thence south 37° 52′ 58″ east, 142.91 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 484.16 feet to a point. Thence south 1° 57′ 44″ west, 228.88 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 243.32 feet to the true point of beginning, containing 11,231,211.45 square feet or 257.8331 acres.

Being the same property conveyed to Timothy M. Stewart, Trustee, by Installment Deed from Nathan Wall and wife, Patricia Wall, of record in Book 6688, page 616, Register's Office for Davidson County, Tennessee.

The transfer of this property is subject to:

1. Right of Way Deed of record in Book 2544, page 365, R.O.D.C., Tennessee;

2. Tennessee Valley Authority easement and rights of way of record in Book 1427, page 631, R.O.D.C., Tennessee; and

3. Rights of way and easements as set forth in the Declaration of Taking of record in Book 1255, page 538, R.O.D.C., Tennessee.

This is unimproved property known as Cato Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1988 real property taxes which have been prorated between the parties and assumed by GRANTEE.

And GRANTOR does further covenant and bind himself, his successors in trust and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

TENNLITE, INC., a Tennessee corporation, joins in this conveyance for the purpose of conveying all its right, title and interest in the property to the GRANTEE.

WITNESS our hands on this 4th day of August, 1988, the corporate party, by its duly authorized officer.

Timothy M. Stewart, Trustee

TENNLITE, INC.

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl J. Morris, a Notary Public in and for said County and State, the said Timothy M. Stewart, Trustee, the bargainor, with whom I am personally acquainted, or who 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 seal at Nashville, Tennessee, on this the 9th day of August, 1988.

Cheryl J. Morris
NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, James W. Stewart, the bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Chairman of the Board of TennLite, Inc., and that he/she as such Chairman of the Board for TennLite, Inc., being authorized so to do, executed the foregoing instrument for the purposes herein contained by signing the name of TennLite, Inc. thereto by James W. Stewart and acknowledge such assignment to be the act and deed of TennLite, Inc., and that he/she delivered the same as such.

Witness may hand and official seal at Nashville, Tennessee, this 4th day of August, 1988.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $713,682.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of August, 1988.

Cheryl J. Morris
NOTARY PUBLIC

My Commission Expires: 10-9-91

BOOK 7643 PAGE 44

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7643 PAGE 43

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
713682.00
CON TX 2355.21
PRFEE 0.50
WDEED 12.00
TOTAL 2367.71
~~CHECK 2367.71~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~97-02700 01 07-25 0001 3380~~

64350

IDENTIFICATION REFERENCE

SEP 2 9 25 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130454