BOOK 7660 PAGE 508

Fee

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	Same	Maps 34-5
756 Ridge Lake Boulevard Suite 226 Memphis, Tennessee 38119		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.

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 [illegible]

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. Ladd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy B. Skaggs, a Notary Public in and for said State and County, duly commissioned and qualified, James W. Ladd, 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. Skaggs
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 $ 100,000 . 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 March 11, 1991

EXHIBIT A

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, being part of Parcel No. 25 as shown on the plan of Corum North as of record in Book 6900, Page 275, R.O.D.C., and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly margin of Altus Avenue and the westerly margin of Gallatin Pike;

THENCE, with the said westerly margin, S 18° 25' 14" W, 221.32 feet to a point;

THENCE, with the southerly margin of a proposed relocation of Altus Avenue with a curve to the left 40.47 feet to a point, said curve having a central angle of 92° 44' 50", a radius of 25.00 feet, a tangent of 26.23 feet and a chord of N 27° 57' 11" W, 36.19 feet;

THENCE, continuing with said margin, N 74° 19' 36" W, 602.24 feet to a point;

THENCE, N 03° 22' 59" E, 70.00 feet to a point;

THENCE, with the southerly margin of Altus Avenue, S 88° 17' 33" E, 664.86 feet to the point of beginning.

Containing 84,684 square feet or 1.94 acres, more or less.

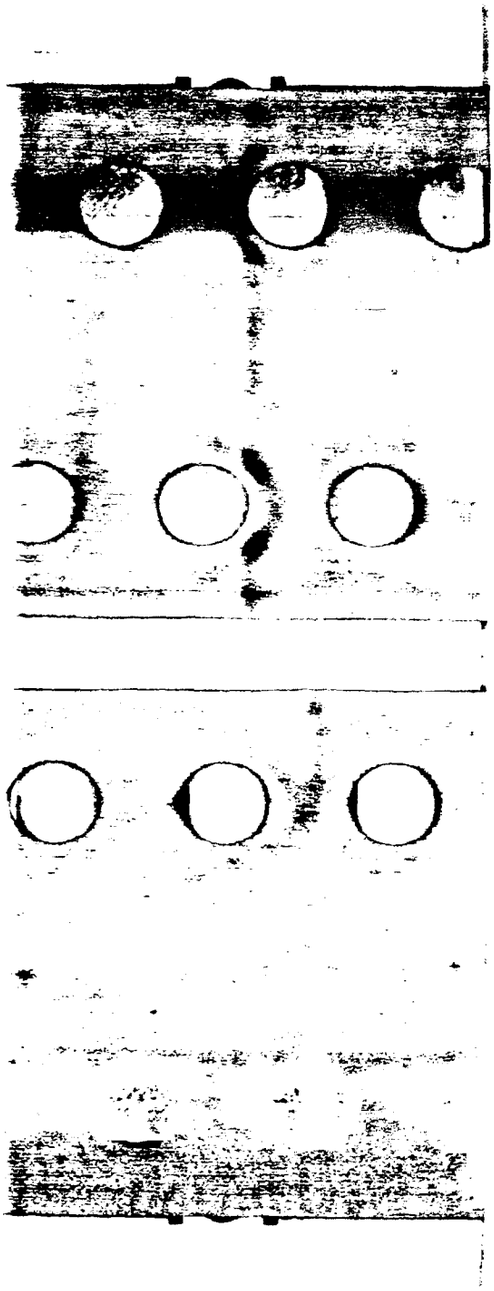
Being part of the same property conveyed to Gallatin Road Partners, Ltd. by instruments of record in Book 7073, page 664, Book 7073, page 670, Book 7073, page 675, Book 7073, page 680, and Book 7100, page 764.

7-0489

TENNESSEE

SEP 23 2 31 PM '98

347.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	
	100000.00
CON TX	330.00
PRFEE	0.50
WDEED	12.00
TOTAL	342.50
CHECK	342.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/23/88 01 14:33 0001 0416

70489

SEP 23 2 31 PM '88

No. 137395