Address new owners as follows:
OHIOCUBCO, Inc.
P.O. Box 990
Minneapolis, Minnesota 55440

Send tax bills to:
same as owner address

Map Number 163
Parcel number 229

SPECIAL WARRANTY DEED BOOK 7799 PAGE 434

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration ~~xxxxxxxxxxxxxxxxxx~~, cash in hand paid, and other good and valuable considerations, the receipt, sufficiency, and adequacy of all of which are hereby acknowledged, RANDALLS INTERNATIONAL, INC., of 1705 North Main, P. O. Box 1200, Mitchell, South Dakota, 57301, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said OHIOCUBCO, INC., an Ohio corporation, of P.O. Box 990, Minneapolis, Minnesota 55440, Grantee, Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property"), subject to those items ("the Permitted Title Exceptions") set forth on Exhibit B attached hereto and incorporated by this reference.

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

Real estate taxes for the current year and the Permitted Title Exceptions and building and zoning laws.

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors, and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the said Grantee,

The actual consideration or value, whichever is greater, for this transfer is $5,465,246.64.

Subscribed and sworn to before me
22nd day of March, 1989.

Debra Wabbi
Affiant

My commission expires: Paulette Stevenson NOTARY PUBLIC — MINNESOTA HENNEPIN COUNTY My commission expires Aug. 19, 1989

Paulette Stevenson
Notary Public

Document prepared by:

Charles Gullickson
Davenport, Evens, Hurwitz & Smith
National Reserve Building
513 South Main
Sioux Falls, SD 57102-0993

BOOK 7799 PAGE 435

Grantee's heirs, successors, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 18th day of March, 1989, by a duly authorized officer of Grantor.

(SEAL)

GRANTOR:

RANDALLS INTERNATIONAL, INC.

By: Donald W Young

Its: Vice President

STATE OF SOUTH DAKOTA)
:SS.
COUNTY OF DAVISON)

On this the 18th day of March, 1989, before me, the undersigned officer, personally appeared Donald W. Young, who acknowledged himself to be the Vice President of RANDALLS INTERNATIONAL, INC., a corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

K. K. Koehler

Notary Public, South Dakota
My commission expires:

K. K. Koehler, Notary Public.
My commission expires April 11, 1993

EXHIBIT A

Land in Davidson County, Tennessee, being Reserve Parcel L, on the Plan of Hickory Hollow Mall, Section Thirteen, First Revision, of record in Book 5200, page 380, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located northerly of Hickory Hollow Parkway and Mt. View Parkway, being the property conveyed to Hickory Hollow Mall and Intereal Company by deed of record in Book 4920, Page 933, Register's Office for Davidson County, Tennessee, and being more particularly described as follow:

Beginning at an iron pin in the northerly margin of Mt. View Parkway, said pin also being the southwesterly corner of the property conveyed to Prudential Insurance Company of America by deed of record in Book 5890, Page 357, Register's Office for Davidson County, Tennessee;

Thence, with the northerly margin of Mt. View Parkway, the following calls:
South 88 deg. 52' West, 74.08 feet to a concrete monument;
With a curve to the left 244.81 feet to a concrete monument, said curve having a central angle of 43 deg. 41' 45", a radius of 321.00 feet, a tangent of 128.70 feet and a chord of South 67 deg. 01' 08" West, 238.92 feet;

South 45 deg. 10' 15" West, 74.63 feet to a concrete monument;

With a curve to the right 51.44 feet to a concrete monument in the northerly margin of Hickory Hollow Parkway, said curve having a central angle of 84 deg. 12' 14", a radius of 35.00 feet, a tangent of 31.63 feet and a chord of South 87 deg. 16' 22" West, 46.93 feet;

Thence, with the northerly margin of Hickory Hollow Parkway, the following calls:

With a curve to the left, 421.41 feet to a concrete monument, said curve having a central angle of 34 deg. 29' 33", a radius of 700.00 feet, a tangent of 217.31 feet and a chord of North 67 deg. 52' 17" West, 415.07 feet;

With a curve to the right 342.65 feet to an iron pin, said curve having a central angle of 32 deg. 43' 15", a radius of 600.00 feet, a tangent of 176.14 feet and a chord of North 68 deg. 45' 26" West, 338.01 feet;

Thence, with the easterly line of the property conveyed to Aetna Life Insurance Company by deed of record in Book 6958, Page 611, Register's Office for Davidson County, Tennessee, the following calls;

North 49 deg. 53' 54" East, 259.62 feet to an iron pin;
North 31 deg. 15' East 286.00 feet to an iron pin;

Thence, with the southerly line of the property conveyed to Paine Webber, Ltd., of record in Book 6844, Page 523, Register's Office for Davidson County, Tennessee, the following calls:

South 83 deg. 33' 42" East, 432.64 feet to an iron pin;
South 84 deg. 03' 53" East, 320.99 feet to an iron pin;

Thence, with the westerly line of the property conveyed to Prudential Insurance Company of record in Book 5890, Page 357, Register's Office for Davidson County, Tennessee, South 0 deg. 21' West, 459.42 feet to the point of beginning.

Containing 501,330 square feet of 11.51 acres, more or less.

Being the same property conveyed by Deed of record in Book 7453-704 Register's office for Davidson County, TN Randalls International Inc.

EXHIBIT B BOOK 7799 PAGE 438

1. Declaration of Protective Covenants, including but not limited to assessments, liens, architectural requirements, uses, and other undertakings, all as set out and enumerated in instrument of record in Book 5125, page 769, as amended by instrument to Declaration of Protective Covenants, of record in Book 5189, page 947, by second amendment of record in Book 5337, page 933, and by restated and amended declaration of protective covenants for Hickory Hollow, of record in Book 5441, page 968, said Register's Office, as amended in Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, Book 6095, page 948, and Book 6321, page 311, said Register's Office.

   NOTE: The instrument of record in Book 6321, page 311, said Register's Office, releases certain property as described on Exhibit "A", thereto, from said covenants.

2. Easement granted to Gulf Interstate Gas Company of record in Book 2203, page 577, Register's Office for said County, and conveyed to Columbia Gulf Transmission Company, of record in Book 2875, page 299, said Register's Office, and modified by instrument of record in Book 5118, page 792, said Register's office, for the installation of pipe lines and other utility installation, together with the possible right to install multiple and additional lines from time to time, together with possible rights of access and maintenance, specific reference to said instrument being here made for the pertinent data, relating to the rights and interest therein contained.

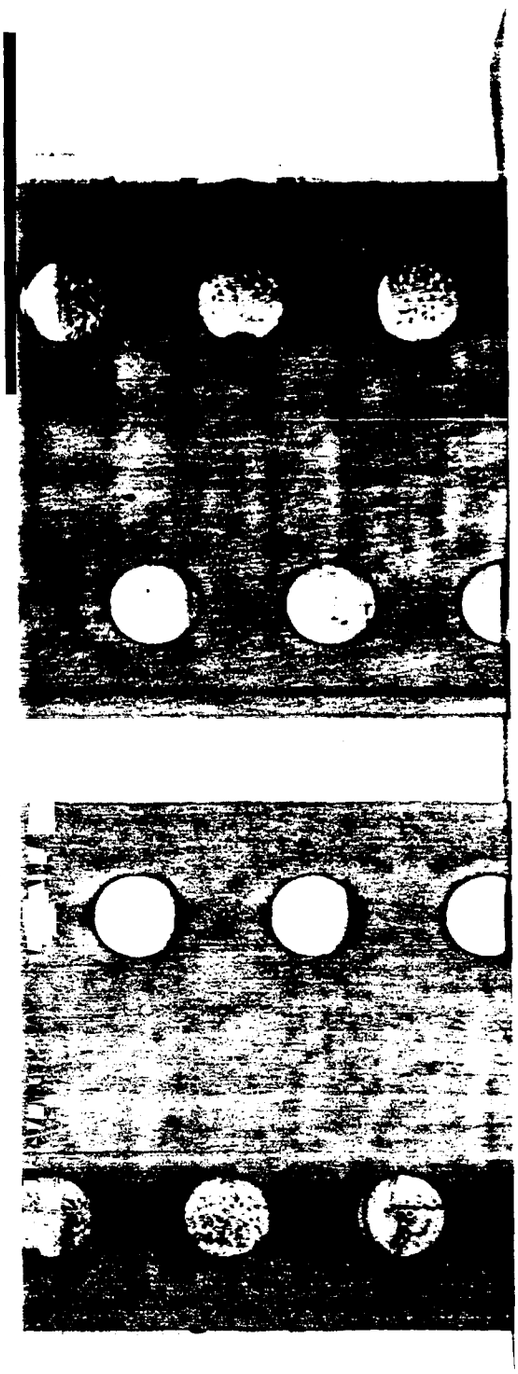
3. Plan of record in Book 5200, page 380, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, a 10-foot public utility easement along the East line and along a portion of the North line, a 20-foot public utility and landscaping easement and minimum setback line from Mt. View Road, a 10-foot public utility and landscaping easement and minimum setback line from Hickory Hollow Parkway, and a Columbia Gulf Pipeline Easement across the westerly portion of the premises.

4. Storm Water Detention Agreement of record in Book 7522, page 582, and in Book 7547, page 619, Register's Office for Davidson County, Tennessee.

18756

IDENTIFICATION
MAR 23 10 39 AM '89
FEES & TAXES

3892 07/23 0101 03CHECK 10050.66



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

RECEIVED OF _____

FOR _____

BOOK 7799 PAGE 439

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
5465246.64
CON TX 18035.16
PRFEE 0.50
WDEED 15.00
TOTAL 18050.66
CHECK 18050.66
03/23/89 01 10:41 0001 8392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18756

IDENTIFICATION REFERENCE

Mar 23 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 192889