This Instrument Prepared By:
John D. Lentz
Attorney at Law
Third Floor
Metropolitan Federal Building
P. O. Box 2757
Nashville, Tennessee 37219

New Owner:	Send Tax Bill:	Map-Parcel Nos.:
Rivergate Station Joint Venture 5500 Charlotte Avenue Nashville, Tennessee 37209	Same	34-6-2 34-6-39

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Rivergate Station, Inc., a Tennessee corporation, hereby quitclaims and conveys unto Rivergate Station Joint Venture, a Tennessee joint venture general partnership, its successors and assigns, all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS our hands this 9 day of May, 1989.

RIVERGATE STATION, INC.

By: John D. Lentz
John D. Lentz
President

By: Robert O. Frensley/V.P.
Robert O. Frensley,
Vice-President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, John D. Lentz, 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 the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27 day of April, 1989.

Lee Ann Hollingsworth
Notary Public

LEE ANN HOLLINGSWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Robert O. Frensley, 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 Vice-President of the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of May, 1989.

Suzanne M. Mankin
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: Sept. 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is One Dollar ($1.00).

Robt O Frensley V.P.
Affiant

Sworn to and subscribed before me this the 9th day of May, 1989.

Suzanne M. Mankin
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: Sept. 9, 1989

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOT TWO OF LIVERGATE STATION, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 813, R.O.D.C., TN., SAID PARCEL BEING LOT TWO OF RIVERGATE STATION, SECTION ONE, AND BEING MORE PARTICULARLY DESCRIBED BE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT SITUATED IN THE NORTHERLY MARGIN OF EDGEFIELD JUNCTION ROAD, SAID POINT BEING THE MOST EASTERLY POINT OF THE SOUTHEAST CORNER OF THE INTERSECTION OF GALLATIN PIKE AND EDGEFIELD JUNCTION ROAD:

THENCE, ALONG SAID RIGHT-OF-WAY, S 34 30' 00" E, A DISTANCE OF 247.45 FEET TO A POINT:

THENCE, LEAVING SAID RIGHT-OF-WAY, S 57 42' 00" W, A DISTANCE OF 248.27 FEET TO A POINT:

THENCE, S 28 30''10" W, A DISTANCE OF 170.94 FEET TO A POINT:

THENCE, S 41 32' 06" E, A DISTANCE OF 107.40 FEET TO A POINT:

THENCE, N 57 42' 00" E, A DISTANCE OF 132.32 FEET TO A POINT:

THENCE, S 26 02' 00" E, A DISTANCE OF 110.66 FEET TO A POINT:

THENCE, N 57 42' 00" E, A DISTANCE OF 161.88 FEET TO A POINT:

THENCE, N 50 55' 39" E, A DISTANCE OF 47.98 FEET TO A POINT:

THENCE, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84 53' 23", A RADIUS OF 40.00 FEET, A TOTAL LENGTH OF 59.26 FEET, TO A POINT SITUATED IN THEIR NORTHERLY MARGIN OF EDGEFIELD JUNCTION ROAD;

THENCE, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3 53' 15", A RADIUS OF 5774.58 FEET, A LENGTH OF 391.81 FEET, TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 48 27' 54" W, A DISTANCE OF 755.05 FEET TO A POINT;

THENCE, S 66 00' 46" W, A DISTANCE OF 781.76 FEET TO A POINT;

THENCE, N 23 59' 15" W, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 42' 05", A RADIUS OF 158.49 FEET, A LENGTH OF 87.69 FEET, TO A POINT;

THENCE, N 55 41' 20" W, A DISTANCE OF 44.42 FEET TO A POINT SITUATED IN THE EASTERLY MARGIN OF GALLATIN PIKE;

THENCE, ALONG SAID RIGHT-OF-WAY, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6 36' 28" , A RADIUS OF 3210.00 FEET A LENGTH OF 370.20 FEET TO A POINT;

THENCE, N 34 52' 00" E, A DISTANCE OF 369.10 FEET TO A POINT;

THENCE, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 02' 35", A RADIUS OF 101046.00 FEET, A LENGTH OF 75.93 FEET TO A POINT;

THENCE, S 56 22' 12" E, A DISTANCE OF 20.72 FEET TO A POINT;

THENCE, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 07' 14", A RADIUS OF 101025.29, A LENGTH OF 212.65 FEET TO A POINT;

THENCE, N 36 12' 23" E, A DISTANCE OF 249.95 FEET TO A POINT:

THENCE, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1 34' 50", A RADIUS OF 10120.00 FEET, A LENGTH OF 279.17 FEET TO A POINT;

THENCE, S 79 30' 00" E, A DISTANCE OF 55.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.21 ACRES OF LAND MORE OR LESS.

Being property conveyed to Rivergate Station, Inc. by deed from C. Hooper Development Company of record in Book 7537, page 414, and by deed of record in Book 7705, page 618, and by deed from Ronald Underberg and wife Pauline C. Underberg of record in Book 7624, page 720, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING

This deed shall also serve as an assignment by Grantor to Grantee of the following Tenant leases:

Tenant	Date of Lease
Circuit City Stores, Inc.	June 14, 1988
Phar-Mor, Inc.	_____, 1988
Oshman Sporitng Goods Co., Tennessee d/b/a Super Sports, USA	February 21, 1989
General Mills Restaurants, Inc.	November 2, 1988