THIS TRUSTEE'S DEED, executed this 10TH day of May, 1989, by

GEORGE E. MILLS, JR., AS TRUSTEE IN THE BANKRUPTCY CASES OF SOUTHERN MOTEL ASSOCIATES, LTD. and GAINESVILLE P-H PROPERTIES, INC., CASE NUMBER 87-00605-BKC-6P7 AND 87-00604-BKC-6P7 RESPECTIVELY, first party, to

EastGroup Florida, Inc., a Florida corporation
whose post office address for purposes of payment of property taxes is P.O. BOX 22728, JACKSON, MISSISSIPPI 39225, WHICH IS ALSO THE ADDRESS OF THE NEW OWNER,
second party:

(whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of Corporations, whenever the context so admits or requires)

WHEREAS, SOUTHERN MOTEL ASSOCIATES, LTD. and GAINESVILLE P-H PROPERTIES, INC. did file voluntary petitions in bankruptcy in Cases Number 87-00605-BKC-6P7 and 87-00604-BKC-6P7, respectively in the United States Bankruptcy Court for the Middle District of Florida, Orlando Division, and

WHEREAS, the undersigned was duly appointed as the Trustee in Bankruptcy of these bankruptcy estates and qualified as such and is serving as such, and

WHEREAS, the undersigned filed a Report and Notice of Intention to Sell Property of the Estate, in those cases and all objections filed were overruled at a hearing held on April 26, 1989 at 9:00 A.M. before the Honorable George L. Proctor and the undersigned is therefore authorized to complete the sale.

WITNESSETH, That the said first party, for and in consideration of the sum of $10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, more particularly described as

SEE EXHIBIT "A" ATTACHED

The Map Parcel Numbers of the above-described property are: 163-199.

TO HAVE AND TO HOLD the same together with all and single appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the use, benefit and behoof of the said second party forever. This conveyance is made without warranty or recourse whatsoever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Jaime A Ross

Jane O'Murphy

GEORGE E. MILLS, JR., AS
TRUSTEE, AND NOT INDIVIDUALLY

This instrument was prepared by:
JAIMIE A. ROSS, of
SMATHERS, PLEUS & ADAMS, P.A.
Post Office Box 3627
Orlando, FL 32802

STATE OF FLORIDA
COUNTY OF ORANGE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **GEORGE E. MILLS, JR., TRUSTEE,** to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein contained.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of May A.D. 1989.

Notary Public
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires December 11, 1990
Bonded thru Huckleberry & Associates

STATE OF FLORIDA
COUNTY OF ORANGE

The actual consideration for this transfer is $5000.00

Affiant

Subscribed and sworn to before me this 10TH day of May, 1989.

Notary Public

My Commission Expires: 1989

EXHIBIT "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being North of Bell Road and West of Interstate Highway 24, and being a portion of Lot #3, of the Carper Center, Section III, as of record in Plat Book 4595, page 118, Register's Office of said County and being more fully described as follows:

BOOK 7862 PAGE 198

To reach the point of beginning from the most Westerly terminus of a 25.0 radius return in the Northwesterly quadrant of the intersection of Bell Road and Cane Ridge Road, as of record on the plat of the Carper Center in Plat Book 3700, page 150 Register's Office of said County, go the following courses and distances:

With the Northerly margin of Bell Road, said margin being 50' North of and parallel to the centerline of said road, N 89°19' W, a distance of 205.00' to a point; thence, with an offset in the Northerly margin of Bell Road, N 0°41' E, a distance of 25.00 feet to an iron pin the point of beginning of and the Southeasterly corner of the hereafter described tract; thence with the Northerly margin of Bell Road, said margin being 75 feet North of and parallel to the centerline of said road, N 89°19' W, a distance of 436.5 feet to a point, the Southwesterly corner of the herein described tract; thence leaving the Northerly margin of Bell Road, N 0°41' E, a distance of 285.6 feet to a point; thence South 89°19' E, a distance of 42.0 feet to a point; thence N 32°30'E, a distance of 183.7 feet to a point in the Southwesterly margin of Cane Ridge Road, the Northwesterly corner of the herein described tract; thence with the Southwesterly margin of Cane Ridge Road, S 53°13'09" E, a distance of 113.68 feet to a point; thence with a 379.07 foot radius curve to the left a distance of 100.11 feet to a point; thence S 68°21'E a distance of 125.66 feet to an iron pin in the most Northeasterly corner of the herein described tract and the Northwesterly corner of Lot No. 4 of the Carper Center, Section III, as of record in Plat Book 4595 page 118, Register's Office for Davidson County, Tennessee; thence leaving the margin of Cane Ridge Road with the common line of the herein described tract and Lot No. 4 above, S 42°26' W a distance of 166.83 feet to an iron pin in the Southwesterly corner of Lot No. 4, thence continuing S 47°33'E a distance of 150.0 feet to an iron pin in the Southeasterly corner of Lot No. 4 and a break in the Westerly boundary of the Carper Center as of record in Plat Book 3700 page 150, Register's Office of Davidson County, Tennessee; thence with the common line of the herein described tract and the Carper Center in Plat Book above S 0°41'W, a distance of 57.69 feet to the Point of Beginning and containing 3.182 acres, more or less as per survey of Parrish-Ragan, Inc. dated October 31, 1973.

3854 06/12 0101 03CHECK 26.00

Said property located in the northwesterly quadrant of the interchange of Interstate Highway 24 and Bell Road in Nashville, Davidson County, Tennessee, and being more fully described as follows:

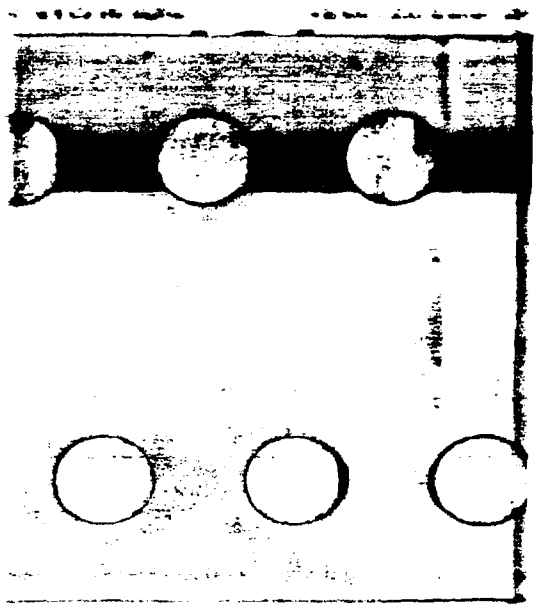
Beginning at a point in the north right-of-way of Bell Road, with said point being the extreme southwest corner of property owned by Gulf Oil Corp.; thence South 0° 41' West a distance of 10.0 feet to a corner; thence North 89° 19' West a distance of 428.65 feet along the north right-of-way of Bell Road to a point; thence North 77° 57' West a distance of 101.42 feet along the right-of-way of Bell Road to a point; thence North 89° 19' West a distance of 43.07 feet along the right-of-way of Bell Road to a corner; thence North 0° 41' East a distance of 483.60 feet to a corner; thence North 42° 5' 30" East a distance of 168.60 feet to a corner; thence South 47° 33' 50" East a distance of 160.70 feet along the right-of-way of Cane Ridge Road to a point; thence South 53° 13' 09" East a distance of 157.68 feet along the right-of-way of Cane Ridge Road to a point; thence South 60° 47' 4" East a distance of 97.45 feet along the right-of-way of Cane Ridge Road to a point; thence South 68° 21' East a distance of 5.29 feet along the right-of-way of Cane Ridge Road to a point; thence South 63° 23' 40" East a distance of 120.57 feet along the right-of-way of Cane Ridge Road to a corner; thence South 42° 26' 18" West a distance of 166.41 feet to a corner; thence South 47° 33' 42" East a distance of 150.0 feet to a corner; thence South 0° 41' West a distance of 87.69 feet to the point of beginning, containing 5.84 acres more or less. Said property subject to accurate survey by bonded surveyor to be paid for by seller.

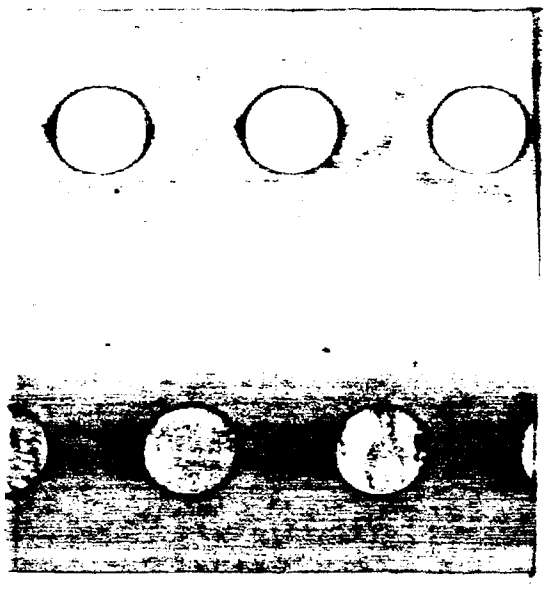
4019?

Jun 12 9 50 AM '89

MAIL ENV.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7862 PAGE 199

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	5000.00
CON TX	16.50
PRFEE	0.50
WDEED	9.00
TOTAL	26.00
CHECK	26.00

06/12/89 01 09:51 0001 3854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40197

IDENTIFICATION REFERENCE

Jun 12 9 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218195