Fede
18

CDBWP35 9/23/89

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 7944 PAGE 496

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Kwik Sak, Inc. P. O. Box 1147 Columbia, TN 38401	Same	Part of Map No. 53-2 Parcel No. 29

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RIVERFRONT PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KWIK SAK, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22 day of September, 1989.

RIVERFRONT PARTNERSHIP

By: _____
Managing General Partner

68494

IDENTIFICATION REFERENCE

SEP 22 11 29 AM '89

DAVIDSON COUNTY, TN

7471 09/22 0101 03CHECK 534.40

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Laura Lincoln, a Notary Public, Miller G. Kimbrough, Jr., 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 managing general partner of Riverfront Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 22 day of September, 1989.

Laura Lincoln
Notary Public

NOTARY PUBLIC COM.

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of September, 1989.

LAURA LINCOLN NOTARY

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

LEGAL DESCRIPTION
RIVERFRONT SHOPPING CENTER
SECTION 1, LOT 1

Land in the Twelfth Councilmanic District of Davidson County, Tennessee and being Lot No. 1 on the Plan of Riverfront Shopping Center Section 1 of record in Book 6200, page 860 Register's Office, Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823 dated January 24, 1989 and known as Job No. 880233 as follows:

> Beginning at an iron pin on the southerly margin of Robinson Road (State Route 45), said point of beginning being 40' Southwesterly from the centerline of said Robinson Road; thence with the southerly margin of Robinson Road S49°49'46"E 186.25' to a concrete monument; thence with a turnout curve to the right having a radius of 25.00' and a long chord of 35.83' said chord having a bearing of S04°03'18"E a distance along the curve of 39.95' to a concrete monument; thence with the westerly margin of Merritt Street S41°43'08"W 161.80' to an iron pin; thence leaving the margin of said Merritt Street N49°59'29"W 206.86' to an iron pin; thence N40°10'14"E 188.00' to the point beginning, containing 0.90 acres more or less.

Being part of the same property conveyed to Riverfront Partnership be deed of record in Book 6943, page 138, Register's Office, Davidson County, Tennessee.

EXHIBIT B

A. Taxes for 1989, a lien but not yet due and payable.

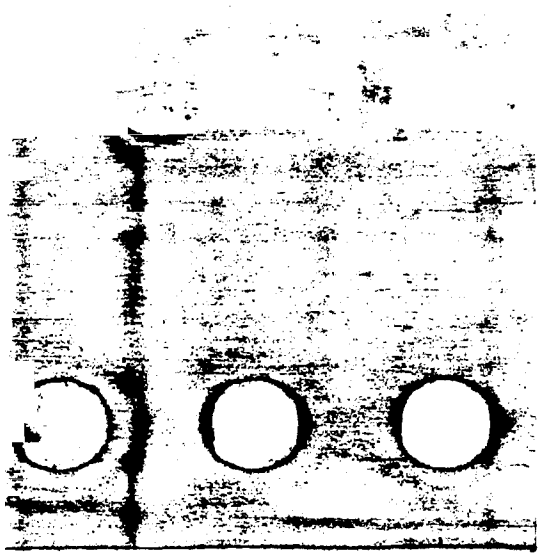
B. Easement for existing sanitary sewer, recited as appearing in Book 2024, page 343, Register's Office for Davidson County, Tennessee.

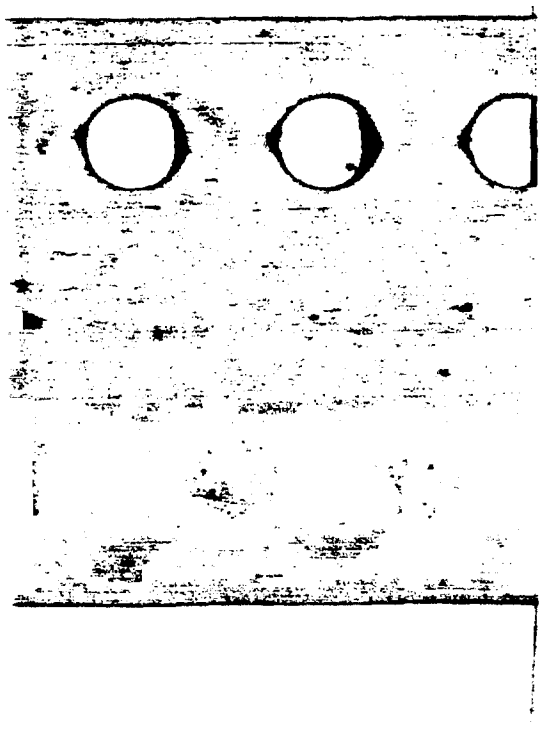
C. All matters as shown and dedicated on the plan of record in Book 6200, page 860, said Register's Office.

D. Easement of record in Book 7536, page 514, said Register's office.

E. Restrictions of record in Book 7584, page 347, said Register's Office

F. All matters as shown and dedicated on the plan of record in Book 6900, page 929, said Register's Office, and by the May 23, 1989 revision of the January 24, 1989 survey by Bruce Rainey & Associates.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7944 PAGE 500

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	158000.00
			CON TX	521.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	534.40
			CHECK	534.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/22/88 01 11:30 0001 7471

6849.4

IDENTIFICATION REFERENCE

SEP 22 11 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251436