This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Lanny R. Mooneyham	Same	Map 34-9
715 Murfreesboro Rd.		Parcel 25
Nashville, TN. 37210		

3646 10/06 0101 03CHECK 4627.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten 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 the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Lanny R. Mooneyham, hereinafter the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 4 as shown on the plan of Rivergate Square Retail Center of record in Book 6900, page 877, Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of record in Book 7923, page 43, said Register's Office, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Gallatin Road Partners, Ltd. by deeds of record in Book 7073, page 664, and in Book 7100, page 764, said Register's Office.

This is improved property known as 1550 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with 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, except for:

1. 1989 Real Property taxes, which have been prorated as of closing and assumed by Grantee.
2. All matters shown on the plan of Rivergate Square of record in Book 6900, page 877, as amended by Surveyor's Certificate of record in Book 7923, page 43, said Register's Office.

3. Title to that portion of the premises, if any, embraced within the charter right-of-way of the L & N Railroad.

And GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 as of this 5th day of October, 1989.

GALLATIN ROAD PARTNERS, LTD.

By: CRC Equities Inc., General Partner

By: James W. Whalen

Its: Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public of said county and state, James W. Cates, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President, of CRC Equities, Inc., 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 5th day of October, 1989.

Darlene T. Marsh
Notary Public

DARLENE T. MARSH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,400,000.00. 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 5th day of October, 1989.

Darlene T. Marsh
Notary Public

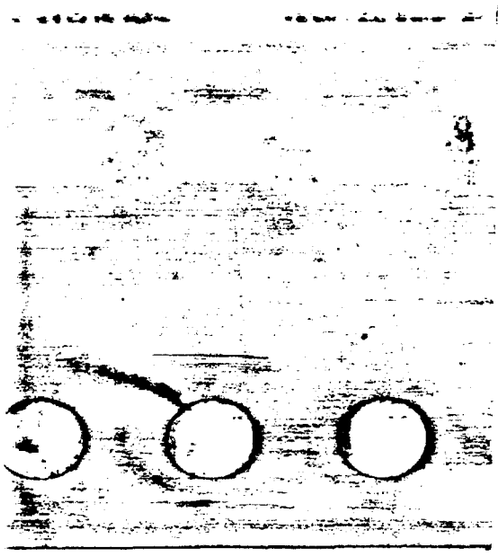
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

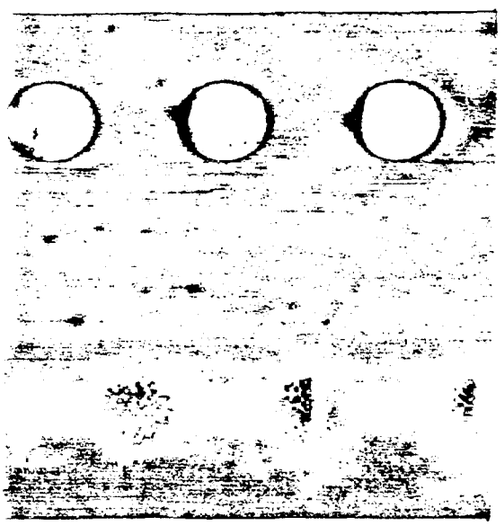
My Commission Expires: 9/11/90

OCT 6 11 44 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7226U





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

RECEIVED OF _____

FOR _____

BOOK 7956 PAGE 141

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	
				1400000.00
			CON TX	4620.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	4627.00
			CHECK	4627.00
10/06/89	01		10:48 0001	3646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7226U

IDENTIFICATION REFERENCE

OCT 6 10 45 AM '89

DAVIDSON COUNTY, TN

No. 255839