Full 14

LL989

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

SPECIAL WARRANTY DEED

BOOK 8083 PAGE 499

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Spardee's Realty, Inc. P.O. Box 3168 Spartanburg, SC 29304	Same	Map 53 Parcel 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, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SPARDEE'S REALTY, INC., a Delaware corporation ("Grantee"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein.

This is unimproved property known as 1436 Robinson Road, Nashville, Tennessee.

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 2nd day of March, 1990.

RIVERFRONT PARTNERSHIP

By: _____
Miller G. Kimbrough, Jr.
General partner

17151

IDENTIF. TREFERENCE

APR 6 2 29 PM '90

DAVIDSON COUNTY TN.

9113 04/06 0101 CKCHECK 673.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Miller G. Kimbrough, 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 a 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 2nd day of March, 1990.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)

COUNTY OF _____)

The actual consideration or value (whichever is greater) for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 1990.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

EXHIBIT A

Land in Davidson County,Tennessee, being Lot No. 2 on the Plan of Riverfront Shopping Center, Section Two, of record in Book 6200, page 904, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being part of the same property conveyed to Riverfront Partnership, with Miller G. Kimbrough, Jr. as Managing General Partner, by deed from Maude Robinson Hopkins and husband, John Rowland Hopkins, Muriel Robinson Estes, single, and Edward Gale Robinson and wife, Lana Robinson, of record in Book 6943, page 138, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1990, a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 6200, page 904, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Riverfront Center of record in Book 7584, page 347, Register's Office for Davidson County, Tennessee, as amended by instrument dated April 4, 1990, of record in Book 8083, page 496, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 8083 PAGE 503

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				200000.00
			CON TX	660.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	673.00
			CHECK	673.00
04/06/90	01		14:27 0001	9113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 1 5 1

[illegible] REFERENCE

Apr 6 2 29 PM '90

[illegible] DAVIDSON COUNTY TN.

No. 308253