This instrument prepared by
Murfree, Cope & Moore, Attorneys
Murfreesboro, Tennessee
from information furnished by the parties

163-199

NAME AND ADDRESS OF NEW OWNER:

Suman Patel
1855 South Church St.
Murfreesboro, Tn. 37130

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 8116 PAGE 824

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, LELAND R. SPEED, MANAGING TRUSTEE as successor trustee to Arthur W. Viner and Thomas G. Davis, Jr., Trustees under the Restated Declaration of Trust Dated as of December 14, 1971, as amended, EASTGROUP PROPERTIES, a Maryland Real Estate Investment Trust, and EASTGROUP FLORIDA, INC., a Florida corporation, all of which are hereinafter collectively referred to as "Grantors", have this day bargained and sold and do hereby transfer and convey unto SUMAN B. PATEL and wife, SHARDA PATEL, their heirs and assigns, forever, the real estate described on Exhibit "A" attached hereto and incorporated herein, located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said SUMAN B. PATEL and wife, SHARDA PATEL, their heirs and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except the 1990 property taxes which have been prorated between the parties and the grantors having paid their prorata share unto the grantees, the grantees assume and agree to pay the same when due.

The undersigned further covenant and bind themselves, their heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned further warrants and represents that the Grantors have no knowledge of any existing or proposed governmental orders or condemnation proceedings affecting the above described real property and that Grantors have received no notice of any such orders or proceedings.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS THE HANDS OF THE UNDERSIGNED, by its duly authorized officers this 5TH day of May, 1990.

EASTGROUP FLORIDA, INC.
a Florida Corporation

By: Steven G. Rogers
Title: S.V.P.

By: [signature]
Title: Exec. V.P.

EASTGROUP PROPERTIES
a Maryland Real Estate Investment Trust

By: Steven G. Rogers
Title: S.V.P.

By: [signature]
Title: Exec. V.P.

LELAND R. SPEED, MANAGING TRUSTEE

[signature]

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~RUTHERFORD~~ Hinds

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, DAVID H. HOSTER II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Executive Vice President of EASTGROUP FLORIDA, INC., one of the within named bargainors, a corporation, and he, as such Executive Vice President, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the corporation by himself as such Executive Vice President.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of May, 1990.

Linda H. Gorsica
NOTARY PUBLIC

My commission expires:
June 4, 1993

MADISON

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, LELAND R. SPEED, 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 (WARRANTY DEED) for the purposes therein contained as Managing Trustee, successor to Arthur W. Viner and Thomas G. Davis, Jr., Trustees under the Restated Declaration of Trust dated as of December 14, 1971, as amended.

WITNESS MY HAND AND OFFICIAL SEAL on this 5th day of May, 1990.

My commission expires:
June 4, 1993

Linda H. Young
NOTARY PUBLIC

LINDA H. YOUNG NOTARY PUBLIC HINDS COUNTY, MS. MAY

STATE OF MISSISSIPPI
COUNTY OF Hinds

Steven G. Rogers

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, ~~LELAND R. SPEED~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Senior Vice President of EASTGROUP FLORIDA, INC., one of the within named bargainors, a corporation, and he, as such President, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the corporation by himself as such ~~President~~ Senior Vice President.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of May, 1990.

My commission expires:
June 4, 1993

Linda H. Young
NOTARY PUBLIC

LINDA H. YOUNG NOTARY PUBLIC HINDS COUNTY, MS.

STATE OF MISSISSIPPI
COUNTY OF Hinds

Steven G. Rogers

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, ~~LELAND R. SPEED~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the ~~Chairman and President~~ Senior Vice President of EASTGROUP PROPERTIES, one of the within named bargainors, a Real Estate Investment Trust organized under the laws of the State of Maryland, and he, as such Chairman and President, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the R.E.I.T. by himself as such ~~Chairman and President~~ Senior Vice President.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of May, 1990.

My commission expires:
June 4, 1993

Linda H. Young
NOTARY PUBLIC

LINDA H. YOUNG NOTARY PUBLIC HINDS COUNTY, MS.

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~RUTHERFORD~~ Hinds

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, DAVID H. HOSTER II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Executive Vice President of EASTGROUP PROPERTIES, one of the within named bargainors, a Real Estate Investment Trust organized under the laws of the State of Maryland, and he, as such Executive Vice President, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the R.E.I.T. by himself as such Executive Vice President.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of May, 1990.

My commission expires:
June 4, 1993

Linda H. Young
NOTARY PUBLIC

LINDA H. YOUNG NOTARY PUBLIC HINDS COUNTY, MS.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stuart B. Kells
AFFIANT

Sworn to and subscribed before me,
this 7th day of May, 1990.

BOOK 8116 PAGE 827

Darrell Lee Kellett
NOTARY PUBLIC
My commission expires: 10/26/92

CARRELL KELLETT
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

EXHIBIT "A"

BEING 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 Lot No. 1 on the plat of the Resubdivision of Lot 3, THE CARPER CENTER SECTION 3, of record in Book 7900, page 59, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Arthur W. Viner and Thomas C. Davis, Jr., Trustees under the Restated Declaration of Trust, dated as of December 14, 1971, as amended establishing ICM Realty, Maryland Real Estate Investment Trust, from Pan-Hans Properties, Ltd., a Georgia corporation, of record in Book 4835, page 284, Register's Office of Davidson County, Tennessee, AS TO THE LAND EXCLUSIVE OF THE BUILDINGS, STRUCTURES, AND IMPROVEMENTS THEREON; and conveyed to EastGroup Florida, Inc., a Florida corporation, by Trustee's Deed from 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, of record in Book 7862, page 196, Register's Office for Davidson County, Tennessee, AS TO THE BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON.

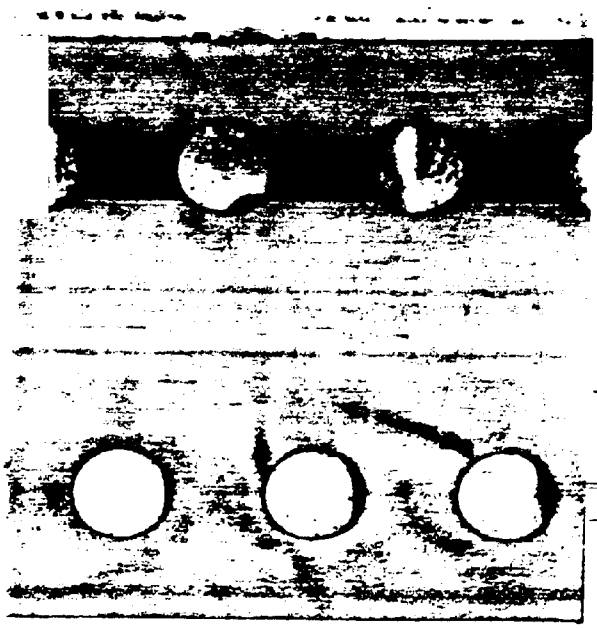
THIS CONVEYANCE IS MADE SUBJECT TO a 30' permanent ingress-egress easement for Lot 2 as shown on the Resubdivision Plat in Book 7900, page 59, a temporary grading and landscape easement of record in Book 7689, page 63, a slope easement to the State of Tennessee in Book 7842, page 906, to a Temporary Construction Easement dated January 15, 1990 between the grantors herein and Exxon Corporation, to all matters contained on the Resubdivison Plat in Book 7900, page 59, all in the Register's Office of Davidson County, Tennessee; and to easements, restrictions and setback lines that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

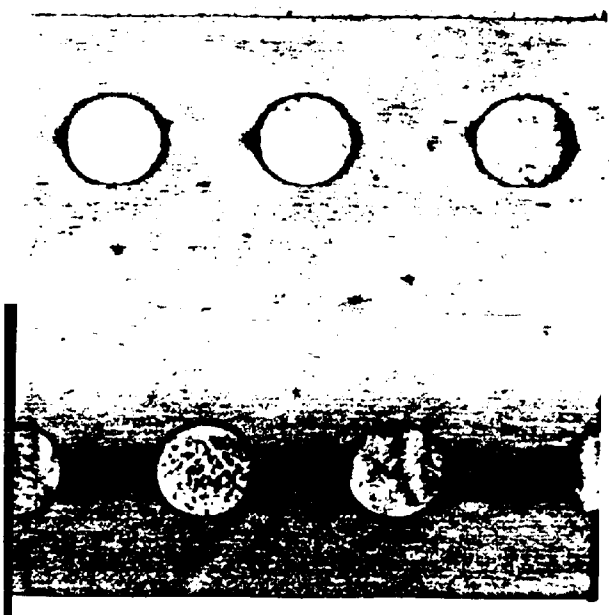
2.8.9.6.4

IDENTIFI REFERENCE

MAY 25 2 37 PM '90

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8116 PAGE 829

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1150000.00
CON TX 3795.00
PRFEE 1.00
WDEED 15.00
TOTAL 3811.00
CHECK 3811.00

05/25/90 01 14:37 0001 4918
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.9.6.4

IDENTIFICATION REFERENCE

MAY 25 2 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 322324