. . x 18
K6K

#59952 03/25/91 dr

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

SPECIAL WARRANTY DEED

BOOK 8316 PAGE 32

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
RIVERGATE FESTIVAL JOINT VENTURE c/o Schatten Properties 1617 Hayes Street Nashville, TN 37203	SAME	Part of 34-6 Parcel 43

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RIVERGATE STATION JOINT VENTURE, a joint venture general partnership whose Managing Partner is Robert O. Frensley ("Grantor") has this day bargained and sold and hereby transfers and conveys to RIVERGATE FESTIVAL JOINT VENTURE, a joint venture general partnership composed of G. William Coble and Emanuel Schatten ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

TRACT 1:

BEING Lot 1 on the Plan of Rivergate Station, Section Five, as of record in Book 7900, page 256, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

BEING a part of the property conveyed to Rivergate Station Joint Venture by deed of record in Book 7840, page 561, Register's Office for Davidson County, Tennessee.

TRACT 2:

BEING Lot 1 on the Plan of Rivergate Station, Section Six, as of record in Book 7900, page 266, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

BEING a part of the property conveyed to Rivergate Station Joint Venture by deed of record in Book 7840, page 561, Register's Office for Davidson County, Tennessee.

Surveyor:

Allen R. Trumbo, Jr.
License No. 1127
DALE AND ASSOCIATES
631 West Iris Drive
Nashville, TN 37204

TOGETHER WITH all right, title and interest of Grantor as landlord in and to any and all leases, rental agreements and security deposits (if any) with respect to the above described property.

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

THIS CONVEYANCE is subject to the lien and security title of that certain Deed of Trust dated February 22, 1991, from Grantor to Kristie G. King, Trustee, for the use and benefit of G. William Coble, of record in Book 8297, Page 448, Register's Office for Davidson County, Tennessee.

Tract 1 is unimproved property. Tract 2 is improved property known as 1577 N. Gallatin Road, Nashville, Tennessee.

Except for matters expressly set forth herein, Grantor covenants and binds itself and its successors and representatives to warrant specially and forever defend the title to said property to Grantee and its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

Without limiting the foregoing, this conveyance is or may be subject to:

(1) 1991 real property taxes, a lien, but not yet due and payable,

(2) restrictions of record in Book 7480, page 965 and amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee,

(3) restrictions of record in Book 7625, page 632 and amended in Book 7660, page 478 and Book 8194, page 851, said Register's Office,

(4) easements and covenants of record in Book 7537, page 380 and Book 7537, page 401, said Register's Office,

(5) tenancies and tenants in possession under unrecorded leases,

(6) unrecorded utility and other easements, covenants, restrictions and rights-of-way,

(7) applicable zoning, building and other governmental restrictions, rules and regulations affecting this property,

(8) supplemental assessments for taxes assessed by correction pursuant to Tenn. Code Ann. § 67-5-603 et seq. for any improvements to the property after January 1, 1991, and

(9) matters shown on the hereinabove described plats.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 25th day of March, 1991.

RIVERGATE STATION JOINT VENTURE

By: Robert O. Frensley, MP
Robert O. Frensley,
Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Robert O. Frensley, 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 Partner of Rivergate Station Joint Venture, a joint venture general partnership, and is authorized by the joint venture general partnership to execute this instrument on its behalf.

WITNESS my hand, at office, this 25th day of March, 1991.

Notary Public

My Commission Expires:

5/8/91

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,375,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 1991.

Notary Public

My Commission Expires:

5/8/91

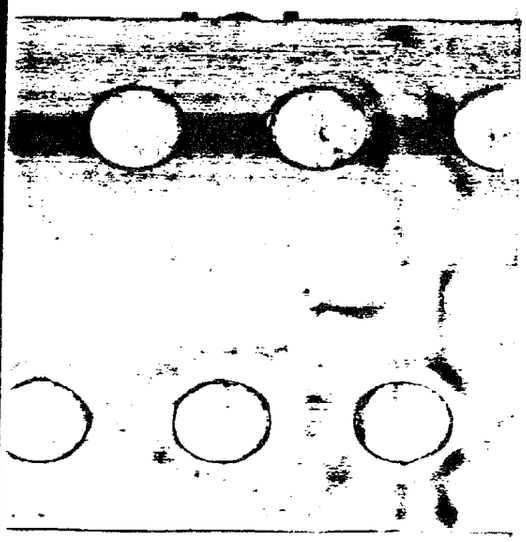
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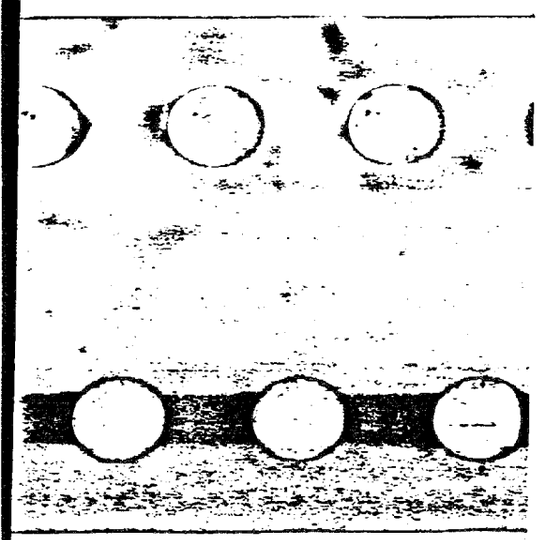
IDENTIF. T REFERENCE

MAR 25 4 23 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6372 03/25 0101 03CHECK 4547.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8316 PAGE 35

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 1375000.00
CON TX 4537.50
PRFEE 1.00
WDEED 9.00
TOTAL ~~4547.50~~
CHECK ~~4547.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/91 01 16:23 0001 6372

01567

IDENTIF. TREFERENCE

MAR 25 4 23 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407114