WARRANTY DEED

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX NOTICE	MAP AND PARCEL
Mason - Gravlee Enterprises, Inc. P.O. Box 22775 Oklahoma City, OK 73123-1775	Same	34-5-132

STATE OF TENNESSEE

5040 04/29 0101 03CHECK 757.40

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 202,000.00.

AFFIANT

Sworn to and subscribed before me this 29th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 1/15/96

FOR AND IN CONSIDERATION of the sum of **TEN and No/100 DOLLARS** ($10.00), cash in hand and other good and valuable considerations, the receipt of all which is hereby acknowledged, **RIVERGATE STATION JOINT VENTURE**, "*GRANTOR*", has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM G. WEST**, and wife, **EDNA C. WEST**, a one half undivided interest and **MASON-GRAVLEE ENTERPRISES, INC.**, a Oklahoma Corporation, a one half undivided interest, "*GRANTEES*, their heirs, successors or assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Rivergate Station, Section Two Phase Five, of record in Plat Book 7900, Page 359, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 105.00 feet on the easterly margin of Gallatin Pike and extends back 241.20 feet along the northern line and 240.59 feet along the southerly line to a dead line in the rear, measuring 105.00 feet thereon.

BEING part of the same property conveyed to Rivergate Station Joint Venture by deed from Rivergate Station, Inc. of record in Book 7840, Page 561, said Register's Office.

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

This is unimproved property located at 1565 Gallatin Road, North, Nashville, Tennessee.

Seller pays back taxes. 1992 taxes prorated.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors or assigns, forever. Grantor covenants it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it and same is unencumbered, except as set forth in **ATTACHMENT A.**

GRANTOR does further covenant and bind itself, it successors and representatives to forever defend the title to the said tract or parcel of land to the said Grantees, their heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND on this the 29th day of April, 1992.

RIVERGATE STATION JOINT VENTURE

By: Robert O. Frensley MP

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared Robert O. Frensley, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of **RIVERGATE STATION JOINT VENTURE**, the within named bargainor, a joint venture and he as such Managing Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as such Managing Partner.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 29th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 11/15/96

ATTACHMENT A

1. Easement and Deed of Dedication between Rivergate Station Joint Venture and Madison Suburban Utility District of Davidson County, Tennessee of record in Book 8316, Page 451, said Register's Office.

2. Declaration of covenants, conditions and restrictions of record in Book 7480, page 965, said Register's Office, as amended in Book 7537, Page 359, said Register's Office.

3. Declaration of Use Restrictions of record in Book 8431, Page 12, said Register's Office.

4. Declaration of Use Restrictions of record in Book 8431, Page 19, said Register's Office.

5. Easement of record in Book 8176, Page 145, at p. 146, said Register's Office.

6. Non-Disturbance and Attornment Agreement of record in Book 8176, page 149, said Register's Office.

7. Deed of Easement and Covenant Agreement of record in Book 7537, Page 380, said Register's Office.

8. All matters appearing on Plat of record in Plat Book 7900, Page 359, said Register's Office.

9. Rights of others in and to the common elements.

05643
IDENTIF. REFERENCE
APR 29 11 08 AM '92
DAVIDSON COUNTY TN.
PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 8612 PAGE 718

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 202000.00
CON TX 747.40
PRFEE 1.00
WDEED 9.00
TOTAL 757.40
CHECK 757.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/92 01 11:06 0001 5040

05643

IDENTIF. REFERENCE

APR 29 11 08 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 525826