Box 37
LL

BOOK 8687 PAGE 136

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sally M. Sorenson c/o Southeast Venture Co. 301 S. Perimeter Park Dr. Nashville, TN 37211	161-140	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Southeast Venture Companies, Inc., a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Sally M. Sorenson (the "Grantee"), Grantee's heirs and assigns, its entire 82.50% undivided interest in certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Southeast Venture Companies, Inc., and Richard W. Sorenson, to Michael B. Vincenti, Trustee, of record in Book 7440, page 65, Register's Office for Davidson County, Tennessee, as extended by Extension Agreement of record in Book 8568, page 714, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Harold Woods, III and Richard w. Sorenson to Lawson H. Hardwick, III, Trustee, of record in Book 5465, page 68, Register's Office for Davidson County, Tennessee, as modified by Appointment of Successor Trustee of record in Book 5604, page 980, said Register's Office; as modified and extended by instrument of record in book 5604, page 982, said Register's Office; as assigned by instrument of record in Book 5604, page 992, said Register's Office; further assigned by instrument of record in

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 278,818.00 .

R. H. E. Wood, Atty
Affiant

Subscribed and sworn to before me this 29th day of July, 1992.

Loretta B Lane
Notary Public
My Commission Expires: 5/23/92

NOTARY PUBLIC

Book 6702, page 481, said Register's Office; and further assigned by instrument of record in Book 8575, page 96, said Register's Office.

4. General Assignment of Rents and Leases by and between Harold Woods, III and Richard W. Sorenson and First American National Bank of Nashville, of record in Book 5465, page 89, Register's Office for Davidson County, Tennessee; Assignment of Rents and Leases by and between Harold Woods, III, and Richard W. Sorenson and First American National Bank of Nashville of record in Book 5604, page 974, said Register's Office; as assigned by instrument of record in Book 5604, page 992, said Register's Office; further assigned by instrument of record in Book 6702, page 481, said Register's Office.

5. Financing Statement of record in Book 5465, page 101, Register's Office for Davidson County, Tennessee; assigned by instrument of record in Book 5604, page 995, said Register's Office; further modified by instrument of record in Book 6336, page 113, said Register's Office; and further modifed by Amendment of record in Book 6449, page 990, said Register's Office; further modified by instrument of record in Book 7879, page 616; further modified by instrumnet of record in Book 7879, page 617, said Register's Office.

6. Financing Statement of record in Book 5465, page 104, Register's Office for Davidson County, Tennessee; assigned by instrument of record in Book 5604, page 996, said Register's Office; further modified by instrument of record in Book 6336, page 112, said Register's Office; and further modified by Amendment of record in Book 6449, page 989, said Register's Office; further modified by instrument of record in Book 7879, page 615, said Register's Office.

7. Memorandum of Lease of record in Book 5604, page 964, Register's Office for Davidson County, Tennessee; modified by Supplemental Memorandum of Lease of record in Book 5604, page 969, said Register's Office.

8. Memorandum of Lease of record in Book 5609, page 318, Register's Office for Davidson County, Tennessee.

9. Cross Easement Agreement of record in Book 4818, page 745, Register's Office for Davidson County, Tennessee.

10. A perpetual non-exclusive easement granted to Fletcher Bright Company, Trustee, by Cousins Properties of Tennessee, Inc. by Warranty Deed of record in Book 4827, page 892, Register's Office for Davidson County, Tennessee.

11. Easement for encroachment between Cousins Properties of Tennessee, Inc. and Martha N. Rifkin, of record in Book 5361, page 888, Register's Office for Davidson County, Tennessee.

12. Release of Easement/Grant of Rights of record in Book 5608, page 175 and in Book 5632, page 643, Register's Office for Davidson County, Tennessee.

3115 91

IDENTIF. REFERENCE

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FELIX E. ... REGISTER
DAVIDSON COUNTY TN

13. Matters shown on the Plan of record in Book 5200, page 68 and relocation of a sanitary sewer easement as shown in instrument of record in Book 5505, page 834, Register's Office for Davidson County, Tennessee.

14. Rights of others in common with the insured to use the Appurtenant Easement to the extent permitted in the Appurtenant Easement.

15. Lease Agreement between Cousins Properties of Tennessee, Inc., and the Kroger Co. of record in Book 4747, page 624, as amended in Book 4818, page 748, Register's Office for Davidson County, Tennessee.

16. Lease Agreement Between Cousins Properties of Tennessee, Inc., and Super X Drugs of Texas, of record in Book 4747, page 628, as amended in Book 4828, page 247, Register's Office for Davidson County, Tennessee.

17. Conditional Assignment of Leases and Rents of record in Book 7440, page 100, Register's Office for Davidson County, Tennessee, as extended in Book 8568, page 714, said Register's Office.

18. Financing Statement of record in Book 7440, page 113, Register's Office for Davidson County, Tennessee.

19. Restated Agreement of Sublease by and between W. R. Grace & Company and Grace Retail Corporation of record in Book 7494, page 239, Register's Office for Davidson County, Tennessee; assigned by Assignment and Assumption of Sublease between Grace Retail Corporation ("Assignor") and Channel Home Centers Realty Corporation ("Assignee") of record in Book 7494, page 250, said Register's Office.

This is improved property, known as Lot No. 2 of Hickory Plaze (Section 2), of record in Book 5200, page 68, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever , except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 23 day of July, 1992.

SOUTHEAST VENTURE COMPANIES, INC, a Tennessee corporation

By: _____
George A. Volkert, President

lblsevwd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anna Hamrick, Notary Public, George A. Volkert with whom I am personally aquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Southeast Venture Companies, Inc.,a Tennessee corporation, and is authorized to exeute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 23rd day of July, 1992.

Anna Hamrick
Notary Public

My Commission Expires: July 25, 1993

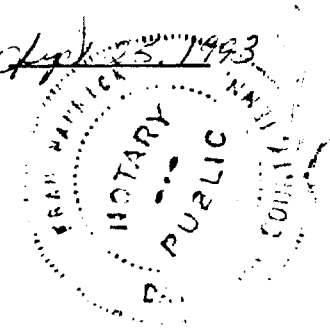


EXHIBIT A

A parcel of land in the First Civil District, Nashville, Davidson COunty, Tennessee, being Parcel 2 on the Plan of Hickory Plaza, Section Two, of record in Book 5200, page 68, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, dated December 20, 1978, revised June 22, 1979, (File No. 4790-11) as follows:

Beginning at an existing iron pin in the west margin of Nolensville Road 205.01 feet south of the center line of Hickoryview Drive right-of-way;

Thence, southerly with a curve to the right having a central angle of 00° 20' 40", a radius of 6,499.22 feet, 39.07 feet to a point;

Thence, S 05° 01' E, 206.80 feet to a point;

Thence, leaving Nolensville Road, S 84° 59' W, 290.00 feet to a point;

Thence; S 05° 01' E, 73.50 feet to a point;

Thence, S 84° 59' W 225.00 feet to a point

Thence, N 05° 01' W, 265.00 feet to a point;

Thence, N 12° 04' 51" E, 117.62 feet to a point;

Thence, N 05° 01' W, 210.00 feet to a point in the southerly margin of Hickoryview Drive;

Thence, along said Drive, S 84° 32' 56" E, 327.76 feet to a point in the southerly margin of Hickoryview Drive;

Thence, leaving Hickoryview Drive, S 05° 01' E, 209.45 feet to a point;

Thence, N 84° 38' 20" E, 158.00 feet to the point of beginning.

Containing 5.05 acres, more or less.

Together with a perpetual non-exclusive easement for the privilege of both pedestrian and vehicular traffic and for the purpose of ingress and egress and parking thereon over any portions of the properties conveyed by Cousins Properties of Tennessee, Inc. to (i) Fletcher Bright Company, Trustee, by deed of record in Book 4827, page 892, said Register's Office; (ii) Autotronic Systems, Inc., by deed of record in Book 5341, page 441, said Register's Office; (iii) First American National Bank of Nashville, by deed of record in Book 4837, page 239, said Register's Office; (iv) Rodney Wise, by deed of record in Book 5344, page 54, said Register's Office; and (v) L. Thomas Hart, Jr., Trustee, by deed of record in Book 5308, page 21, said Register's Office.

Being the same property conveyed to Southeast Venture Companies, a Tennessee corporation, and Richard W. Sorenson, by deed of record in Book 7440, page 50, Register's Office for Davidson County, Tennessee.

08/07/29 0101 03CHECK 1052-56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8687 PAGE 201

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 278818.00
CON TX 1031.56
PRFEE 1.00
WDEED 20.00
TOTAL 1052.56
CHECK 1052.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0112

3 1 5 9 1

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JUL 29 1 53 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 554780