This Instrument Prepared By:
Miller & Martin
Suite 1000
Volunteer State Life Building
Chattanooga, Tennessee 37402-2289

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Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Parcel No.:**
Turbo Investments Limited c/o BV Capital Markets, Inc. 575 Fifth Avenue New York, NY 10017	Same	34-9-176

9238 08/10 0101 03CHECK 17555.00

DEED

THIS DEED is made to be effective the 10th day of August, 1992 from **AUBURNDALE RIVERGATE LIMITED PARTNERSHIP**, a Texas limited partnership ("Grantor") in favor of **TURBO INVESTMENTS LIMITED**, a Channel Islands company ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of all of which are acknowledged, Grantor does hereby bargain, sell, transfer and convey unto Grantee, its successors or assigns, certain real estate in Davidson County, Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate unto Grantee, its successors and assigns, forever. Grantor will forever warrant and defend the title to the Real Estate against the claims of all parties claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the date first above written.

AUBURNDALE RIVERGATE LIMITED PARTNERSHIP
By: Auburndale Rivergate Properties Co., Inc., a Texas corporation as sole general partner

By: _____
President

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52834.1
IDENTIF. TREFERENCE
AUG 10 2 33 PM '92
DAVIDSON COUNTY TN.

STATE OF TEXAS)
COUNTY OF DALLAS)

I, MARIA BURNS HICKS, a notary public in and for the state aforesaid, hereby certify that Robert K. Carlin, to me known (or proved to me on the basis of satisfactory evidence) to be the President of Auburndale Rivergate Properties Co., Inc., a Texas corporation in its capacity as general partner of **AUBURNDALE RIVERGATE LIMITED PARTNERSHIP**, the within named bargainor, a Texas limited partnership, who acknowledged that he executed the foregoing instrument for the purpose therein contained on behalf of said corporation in its capacity as general partner.

WITNESS my hand and seal at office this 6 day of August, 1992.

MARIA BURNS HICKS
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-30-94

Notary Public
My Commission Expires:

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or value of the property conveyed, whichever is greater, is $4,740,000.00, which amount is equal to or greater than the amount which the property conveyed would command at a fair and voluntary sale.

~~TORDO INVESTMENTS LIMITED~~

By: Nellage S. Hunt
Title: Affiant

Sworn to and Subscribed before me this 10th day of August, 1992.

Notary Public
My Commission Expires: March 26, 1994

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rivergate Station, Section Four, of record in Book 7900, page 18, Register's Office for said County, being more fully described as follows:

Beginning at a point on the northerly margin of Edenwold Road said point being 193.49 feet northeasterly from the right-of-way intersection of Edenwold Road and Gallatin Pike and proceeding as follows;

Thence, northwesterly with a line severing aforesaid Lot 8 N 07 17'01" W for a distance of 351.00 feet to a point;

Thence, with the same N 69 24' 05" W for a distance of 43.57 feet to a point. Said point being on the easterly margin of Gallatin Pike;

Thence, running with said Gallatin Pike N 20 35'55" E for a distance of 86.71 feet to a point;

Thence, southeasterly with a line severing aforesaid Lot 8 S 69 24'05" E for a distance of 43.57 feet to a point;

Thence, with the same N 82 43' 06" E for a distance of 148.73 feet to a point;

Thence, N 20 35' 59" E for a distance of 95.00 feet to a point;

Thence, southeasterly along the common property line between Lot 7 of aforesaid Rivergate Station Section Three and this herein described tract, S 69 24' 01" E for a distance of 260.00 feet to an existing iron pin;

Thence, continuing along said common property line N 20 35' 59" E for a distance of 25.00 feet to an existing iron pin;

Thence, with the same S 69 24' 01" E for a distance of 225.00 feet to an existing iron pin;

Thence, S 20 35' 59" W for a distance of 10.00 feet to an existing iron pin;

Thence, S 69 24' 01" E for a distance of 82.06 feet to a point;

Thence, southeasterly with a line severing aforesaid Lot 3 S 07 17 01" E for a distance of 259.76 feet to a point. Said point being on the northerly margin of above said Edwnwold Road;

Thence, with said margin S 82 42' 59" W for a distance of 742.00 feet to the point of beginning and containing 302,721 square feet on 6.950 acres of land, more or less.

Together with all easements and appurtenants rights established in Recepiocal Declaration of Easements & Uses Agreement of record in Book 7993, page 584, of said Register's Office and established by the Declaration of Permanent Building Restrictions in Book 7993, page 619, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Auburndale Rivergate Limited Partnership, a Texas limited partnership by deed from Rivergate Station Joint Venture, a Tennessee Joint Venture of record in Book 7993, page 578, Register's Office for Davidson County, Tennessee.

REFERENCE for the basis of Grantor's title is made to deed from Rivergate Station Joint Venture recorded in Book 7993, Page 578, in the Register's Office of Davidson County.

SUBJECT TO Lease dated October 31, 1989 by and between Auburndale Rivergate Limited Partnership and Malone & Hyde, Inc. of record in Book 8272, Page 287, said Register's Office.

SUBJECT TO Deed of conveyance for sanitary sewer of record in Book 8287, Page 1, said Register's Office.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions of record in Book 7480, Page 965, Register's Office for Davidson County, Tennessee as modified by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7537, Page 359, said Register's Office.

SUBJECT TO Reciprocal Easements and Uses Agreement of record in Book 7993, Page 584, Register's Office for Davidson County, Tennessee.

SUBJECT TO Declaration of Permanent Building Restriction of record in Book 7993, Page 619, re-recorded in Book 7997, Page 774, Register's Office for Davidson County, Tennessee.

SUBJECT TO easements, setback lines and other matters contained on plan of record in Book 7900, Page 18, aforesaid records.

The legal description contained herein is based on the existing description contained in the prior deed in the chain of title and no new survey was obtained.

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

RECEIVED OF _____

FOR _____

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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 4740000.00
CON TX 17538.00
PRFEE 1.00
MISC 16.00
TOTAL 17555.00
CHECK 17555.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/92 01 14:32 0001 9238

35516

IDENTIF. REFERENCE

AUG 10 2 33 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 559036