This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s):	Send Tax Bills to	Tax Information:
Michael A. Borchert	M. A. Borchert	Map: 34-6
182 Springline Drive	155 Belle Forest Cir.	Parcel: 52
Vero Beach, FL 32963	Nashville, TN 37221	Map: 34-5
		Parcel: 131

7992 02/25 0101 03048EOK 9772.72

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 considerations, including the agreement of the hereinafter named Grantee to assume and pay the principal balance now due, plus future interest on a certain note, dated August 29, 1991, in the original principal sum of Two Million Twenty-Five Thousand and No/100 Dollars ($2,025,000.00), payable to Protective Life Insurance Company in monthly installments, including interest, as set forth in said note, and being secured by a Deed of Trust and Security Agreement of record in Book 8431, page 22, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, G. WILLIAM COBLE, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL A. BORCHERT, (the "Grantee"), his heirs and assigns, all those tracts or parcels of land described on Exhibit "A" hereto.

This is improved property located at 1600 Gallatin Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons except as set out on Exhibit "B" hereto.

This property conveyed hereby is not now nor has it ever been the principal residence of the Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 1993.

G. WILLIAM COBLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. WILLIAM COBLE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 1993.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,635,631.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 1993.

Notary Public

My Commission Expires: 11/20/96

3:GEM1210924.VJ

Exhibit "A"

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rivergate Station Section Five, as of record in Plat Book 7900, page 256, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rivergate Station Section Six, as of record in Plat Book 7900, page 266, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to G. William Coble by deed from Rivergate Festival Joint Venture, a Tennessee joint venture, of record in Book 8693, page 475, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Real property taxes for 1993, which have been prorated and assumed by Grantee.

2. Declaration of Use Restrictions contained in an instrument of record in Book 8431, page 19, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of Rivergate Station Section Five of record in Plat Book 7900, page 256, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of Rivergate Station Section 6 of record in Plat Book 7900, page 266, Register's Office for Davidson County, Tennessee.

5. Deed of Trust and Security Agreement to Richard D. Crotteau, Trustee(s), of record in Book 8431, page 22, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, page 965, amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

7. Assignment of Rents and Leases of record in Book 8431, page 48, Register's Office for Davidson County, Tennessee.

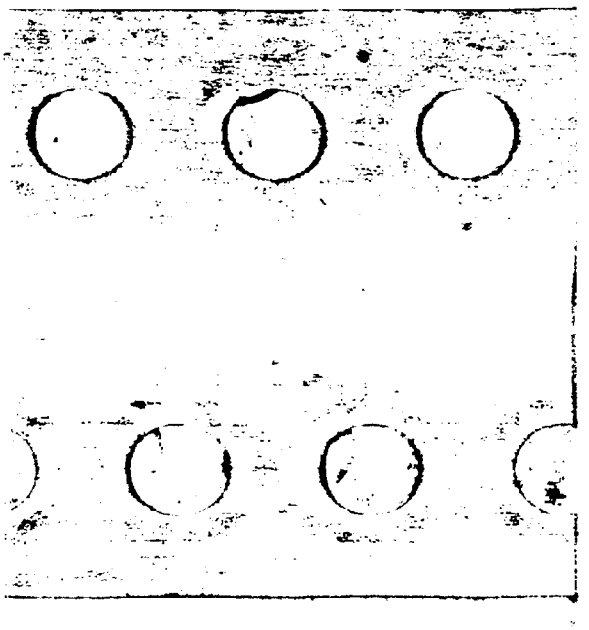
8. Subordination, Non-Disturbance and Attornment Agreement of record in Book 8431, page 57, Register's Office for Davidson County, Tennessee.

9. Terms and conditions of Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8486, page 379, Register's Office for Davidson County, Tennessee.

10. Terms and conditions of Deed of Easement and Covenant Agreement by and between C. Hooper Development Company and The Armstrong Rubber Company, of record in Book 7537, page 380, Register's Office for Davidson County, Tennessee.

12. Terms and conditions of that certain Ground Lease Agreement by and between The Pep Boys - Manny, Moe & Jack, a Pennsylvania corporation, as Tenant, and Rivergate Station Partners, as Landlord, a memorandum of which is of record in Book 8176, page 145, Register's Office for Davidson County, Tennessee.

95368
IDENTIFICATION REFERENCE
FEB 25 12 19 PM '93
JOHN W. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

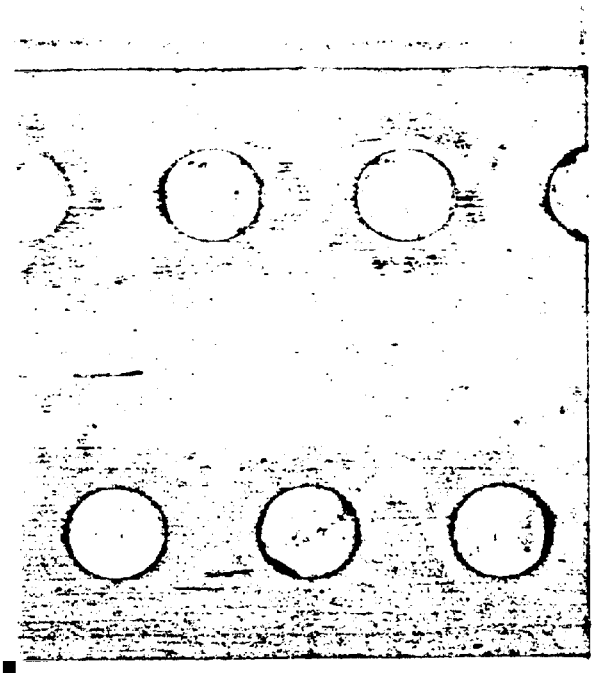
RECEIVED OF _____

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 2635631.00
CON TX 9751.72
PRFEE 1.00
WDEED 20.00
TOTAL 9772.72
CHECK 9772.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 7022

95368

IDENTIFICATION REFERENCE

FEB 25 12 19 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.624621