BOX 374

THIS INSTRUMENT PREPARED BY
JANICE N. SMITH, ESQ.
LONG ALDRIDGE & NORMAN
ONE PEACHTREE CENTER
303 PEACHTREE STREET
SUITE 5300
ATLANTA, GEORGIA 30308

BOOK 9085 PAGE 836

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

ADDRESS OF NEW OWNER AS FOLLOWS:

SHN PARTNERSHIP
c/o Spiva Hill Associates
2817 West End Avenue
Nashville, Tennessee 37203

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF SEPTEMBER,

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/94

****

SEND TAX BILLS TO:

SHN PARTNERSHIP
c/o Spiva Hill Associates
2817 West End Avenue
Nashville, Tennessee 37203

MAP PARCEL NUMBERS: 0380 009.000

****

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, W. B. WIGGINS, JR., A GEORGIA RESIDENT, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHN PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE CERTAIN MATTERS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, AND ALSO TO THOSE CERTAIN DEED RESTRICTIONS SET FORTH IN EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS IS UNIMPROVED PROPERTY. THIS IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS HEIRS AND ASSIGNS, FOREVER, AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, EXCEPT AS HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, EXCEPT AS HEREINABOVE SET FORTH. WHEREVER USED, THE

SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 13th DAY OF SEPTEMBER, 1993.

W B Wiggins Jr
W. B. WIGGINS, JR.

SHARON D. WIGGINS, wife of W.B. Wiggins, Jr., hereby joins in this conveyance solely for the purpose of releasing any interest she may have in the subject property.

Sharon D Wiggins
Sharon D. Wiggins

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. B. WIGGINS, JR. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Atlanta, Fulton on this the 13th day of September, 1993.

Nancy L Stanley
Notary Public

My commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires May 26, 1997

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARON D. WIGGINS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Atlanta, Fulton on this the 13th day of September, 1993.

Nancy L Stanley
Notary Public

My commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires May 26, 1997

Schedule of Exhibits

Exhibit "A": Legal Description
Exhibit "B": List of Title Exceptions
Exhibit "C": Deed Restrictions

257142

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 3

A tract of land located in the First Civil District of Davidson County, Tennessee at the northwest corner of Donelson Pike and Royal Parkway, being parcel 243 on Property Map 108 and being Lot No. 3 on the plat of a resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision and being more particularly described as follows:

Beginning at a chiseled cross on sidewalk on the west right-of-way of Donelson Pike and being the northeast corner of Lot No. 3, said cross being 240.0' north of the centerline of Royal Parkway and proceeding as follows:

1. With the west right-of-way of Donelson Pike south 4° 36' west a distance of 175.13' to a cross on sidewalk, and being the northwest radius of Donelson Pike; thence,

2. Around a curve to the right having a radius of 25.0' a distance of 39.14' to an old iron pin, and being the northwest radius of Royal Parkway; thence

3. With the north right-of-way of Royal Parkway north 85° 42' west a distance of 160.13' to a new iron pin, and being the southwest corner of Lot No. 3; thence,

4. Leaving the north right-of-way of Royal Parkway north 4° 36' east a distance of 200.0' to a P.K. nail, and being the northwest corner of Lot No. 3; thence,

5. South 85° 42' east a distance of 185.0' to the point of beginning containing 36,867 sq. ft. as per survey by Turner Engineering Company dated 8-12-93 and being Job No. 56-67 W.O. #6727.

The above described property now being shown as Lot 3 on Plat entitled "A Resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision" of record in Plat Book 8250, Page 216, Register's Office of Davidson County, Tennessee.

The above described property being a part of the same property conveyed to W. B. Wiggins, Jr. of record in Book 7252, Page 437, aforesaid Register's Office, and property conveyed by Quitclaim Deed from Provident Life and Accident Insurance Company of record in Book 8745, Page 61, aforesaid Register's Office.

257490

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for 1993 and subsequent years.

2. Easement granted Nashville Gas Company by Gilbert F. Rader recorded in Book 3464, Page 161, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Reciprocal Easements by W. B. Wiggins, Jr. recorded in Book 8745, Page 114, said Register's Office.

4. Matters shown on Plat entitled "A Resubdivision of Lot 2, W.B. Wiggins, Jr. Subdivision", prepared by Turner Engineering Co., Inc., dated August 12, 1993, bearing the certification of John W. Burke, Jr., Tennessee Registered Land Surveyor No. 87, which Plat is recorded at Book 8250, Page 216, said Register's Office, including but not limited to the following:

   a. A reserved strip for future right-of-way along the west right-of-way of Donelson Pike being 14' in width and running parallel with Donelson Pike along the east line of Lot No. 3.

   b. A 15' public utility easement running parallel with Donelson Pike along the east line of Lot No. 3 and a 15' public utility easement running parallel with Royal Parkway along the south line of Lot No. 3.

   c. A 5' x 25' anchor easement on the northwest radius of Royal Parkway.

EXHIBIT "C"
to
SPECIAL WARRANTY DEED

DEED RESTRICTIONS

For a period commencing on the date of this deed and terminating on the earlier to occur of (i) fifty (50) years from the date hereof, or (ii) one hundred eighty (180) days after the property lying north of and adjacent to the subject property, and now known as "k mart Center", ceases to be used for any retail purpose, the subject property shall be subject to the following restrictions:

a. No portion of the subject property shall be used as a game room or similar recreational type facility, beer hall, or live entertainment operation.

b. No restaurant in excess of 2,000 square feet shall be operated on the subject property.

c. The subject property shall not be used as a food store or convenience store; provided, however, that the sale of no more than 1,500 square feet of food items as part of a gas station or as an incidental part of any other permitted business operation shall be permitted.

d. No building shall be constructed on the subject property in excess of 6,000 square feet, with a frontage not to exceed sixty (60) feet facing Donelson Pike, and a depth not to exceed one hundred (100) feet running parallel to Royal Parkway. The foregoing restriction shall not preclude the right to build a covered canopy above the sixty foot sidewalk area fronting on Donelson Pike as long as it does not exceed fifteen (15) feet in depth.

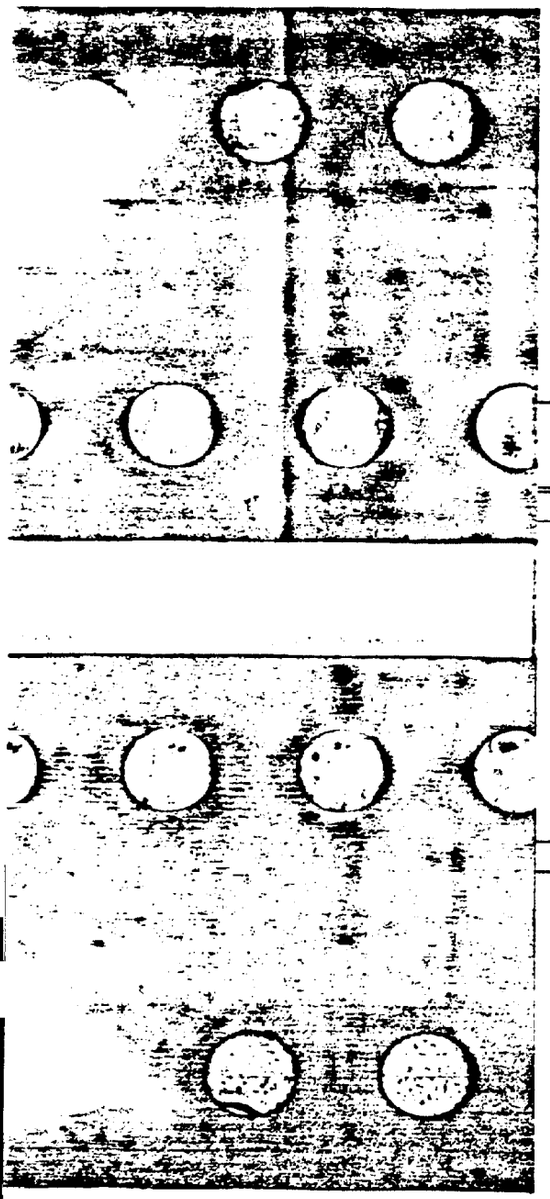
The foregoing restrictions are in addition to, and not in substitution of, the restrictions set forth in that certain Declaration of Reciprocal Easements dated September 29, 1992, by W. B. Wiggins, Jr. of record in Book 8745, Page 114, Register's Office for Davidson County, Tennessee, or any other restrictions of record with said Register's Office.

257142

64790
IDENTIFICATION REFERENCE

93 SEP 20 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7387 09/20 0101 03CHECK 1042.20



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

RECEIVED OF _____

FOR _____ BOOK 9085 PAGE 841

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	276000.00
			CON TX	1021.20
			PRFEE	1.00
			MDEED	20.00
			TOTAL	1042.20
			CHECK	1042.20
09/20/93	01		14:13 0001	7387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64790
IDENTIF. & REFERENC

93 SEP 20 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699794