38877

IDENTIFICATION REFERENCE

94 APR 13 PM 3:55

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9311 PAGE 691

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

Address New Owner(s):
Ridgefield Properties, L.P.
c/o Kermit C. Stengel Co.
Suite 1500
201 Fourth Avenue North
Nashville, TN 37219

Send Tax Bills To:
New Owner

Map: 093-06-1
Parcel: 08600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ALLIED STORES GENERAL REAL ESTATE COMPANY**, a Delaware corporation (successor in interest to THE CAIN-SLOAN COMPANY) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey, to **RIDGEFIELD PROPERTIES, L.P.**, a Tennessee limited partnership (the "Grantee"), a tract or parcel of land situated and being in Davidson County, Tennessee, and described according to a survey dated April 29, 1991, made by Barge, Waggoner, Sumner and Cannon, Engineers, Nashville, Tennessee, bearing No. 8659-04, as follows:

> Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly side of Church Street between Fourth Avenue North and Fifth Avenue North and being more particularly described as follows:
>
> Beginning at a point in the southerly margin of Church Street, said point being 102.98 feet easterly from the easterly margin of Fifth Avenue North; thence, FROM SAID POINT OF BEGINNING, with the southerly margin of Church Street, North 59° 30' 52" East 28.05 feet to a point; thence, leaving said margin, South 29° 56' 41" East 140.13 feet to a point; thence, South 60° 03' 01" West 28.37 feet to a building corner; thence, North 29° 48' 35" West 139.87 feet to the point of beginning; containing 3,950 square feet or 0.09 acre, more or less.

Being the same property conveyed to The Cain-Sloan Company by deed from The Crescent Amusement Company, of record in Book 1732, Page 311, Register's Office for Davidson County, Tennessee. The Cain-Sloan Company is (continued below)*

The above legal description was prepared from a boundary survey prepared by Wendell H. Talley, Sr., Tennessee License No. 785, Barge, Waggoner, Sumner and Cannon, 162 Third Avenue North, Nashville, Tennessee 37201.

The above property is conveyed SUBJECT TO: (i) taxes for the current year which are assumed by the Grantee, (ii) any applicable zoning ordinances and building and environmental regulations, (iii) such facts as a more recent survey would show, and (iv) easements, covenants and restrictions of record, if any.

This is improved property known as 421 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interests thereto belonging, to the said Grantee, its successors and assigns, forever.

AND, Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said real property in fee simple, has a good right to convey it, and that the same has not been encumbered by the Grantor except as herein set out. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or officers, this 29th day of March, 1994.

ALLIED STORES GENERAL REAL ESTATE COMPANY

By: _____

Title: Vice President

*(continued from above) now known as Cain Sloan, Inc. by Articles of Merger, of record in Book 7644, page 50, said Register's Office; and the same property has been conveyed to the Grantor by deed from Cain Sloan, Inc., of record in Book 9311, page 687, said Register's Office.

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald Broderick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Allied Stores General Real Estate Company, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Cincinnati, Ohio, this 29 day of March, 1994.

Carol S. Heitfeld
Notary Public

My Commission Expires:

CAROL S. HEITFELD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3573 04/13 0101 03CHECK 179.50

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 1994.

Nina M. Smith
Notary Public

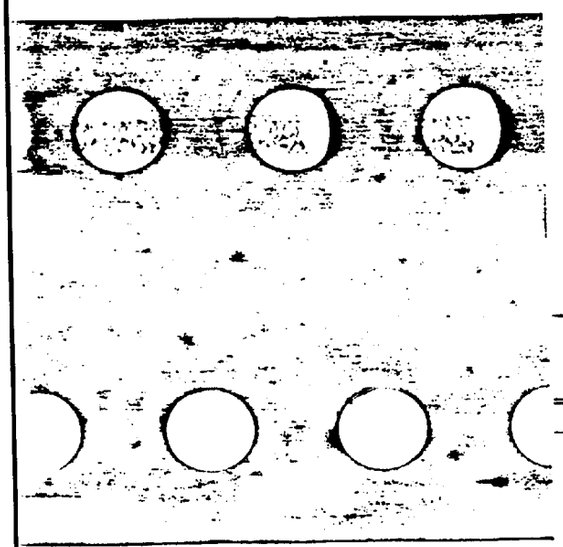
My Commission Expires:

5-28-95

0059831.01

NINA M. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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



RECEIVED OF _____

FOR _____

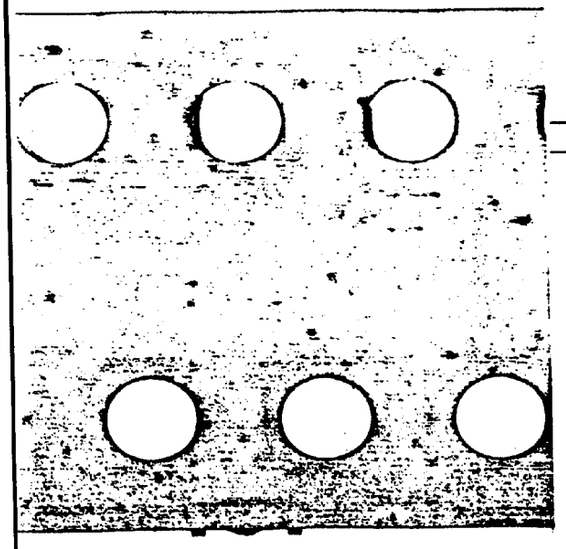
BOOK 9311 PAGE 697

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38877
IDENTIFICATION REFERENCE

94 APR 13 PM 3:55
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 779047