BOOK 9379 PAGE 262

LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 94 AT

Notary Public

MY COMMISSION EXPIRES My commission Expires March 21, 1998

61376 IDENTIF. & REFERENCE

94 JUN 15 PM 3:15 FELIX ... REGISTER DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY SCOGGINS, IVY & GOODMAN, P.C. 245 Peachtree Center Avenue, NE, Suite 2800, Atlanta, Georgia 30303-1227		
ADDRESS NEW OWNERS AS FOLLOWS: Austell Associates (Name) 17 Executive Park Drive, NE Suite 400 (Street Address or Route Number) Atlanta, GA 30329 (City) (State) (zip)	SEND TAX BILLS TO: Austell Associates (Name) 17 Executive Park Drive, NE Suite 400 (Street Address) Atlanta, GA 30329 (City) (State) (zip)	MAP-PARCEL NUMBER 69-37

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PNC REALTY HOLDING CORP. OF GEORGIA, A GEORGIA CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO *~~THE KROGER CO., AN OHIO CORPORATION~~, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: *AUSTELL ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP

See Exhibit "A" attached hereto and made a part hereof.

This is improved { unimproved } { x } property, known as _____ (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTOR, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not otherwise; provided, however, this conveyance is made subject to ad valorem taxes for 1994 not yet due and payable. Whenever 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 our hand(s) this 14th day of June, 1994.

PNC REALTY HOLDING CORP. OF GEORGIA, INC.

By: _____

Title: Commercial Real Estate Officer

Attest: _____

Title: Vice President

(CORPORATE SEAL)

F:\dc\sofran.019\20301\lwd.aa

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STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF ~~DAVIDSON~~ Allegheny

Before me, Sara Lou Hafti, a Notary Public within and for the State and County aforesaid, personally appeared Blaise V. Larkin and Bernard T. Reilly, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Commercial R.E. Officer and Vice President respectively of PNC REALTY HOLDING CORP. OF GEORGIA, a Georgia corporation, the within named bargainor, and that they, as such officers and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office, on this the 14th day of June, 1994.

Sara Lou Hafti
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

11/7/95

Notarial Seal
Sara Lou Hafti, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 7, 1995
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

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OUTLOT "D"

Being a portion of the property conveyed to PNC Realty Holding Corporation of Georgia, by deed of record in Deed Book 8942, Page 530, R.O.D.C., located north of West Hamilton Avenue on the east margin of U.S. Highway 41-A in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the east margin of U.S. Highway 41-A at the northwest corner of Hamilton Park, Section Two, of record in Plat Book 4470, Page 195, R.O.D.C.;

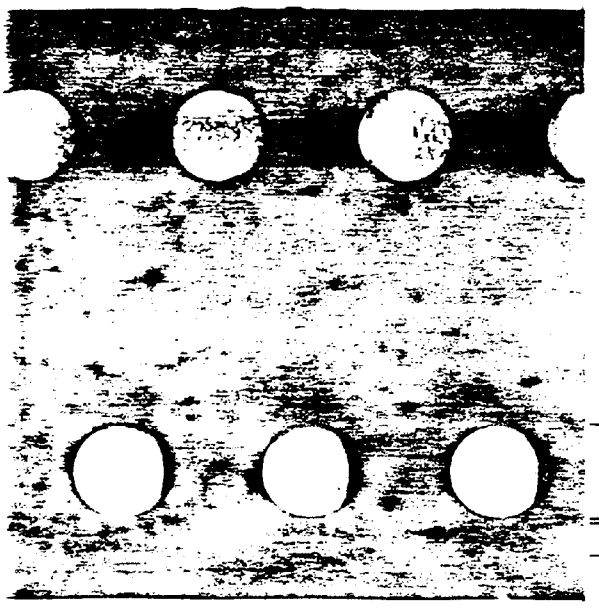
Thence, with said margin, North 08 degrees, 29 minutes, 31 seconds East, 190.00 feet to a point;

Thence, leaving said margin, South 81 degrees, 44 minutes, 22 seconds East, 200.00 feet to a point;

Thence, South 08 degrees, 29 minutes, 31 seconds West, 190.00 feet to a point in the north line of Hamilton Park, Section Two;

Thence, with said north line, North 81 degrees, 44 minutes, 22 seconds West, 200.00 feet to the point of beginning, containing 38,000 square feet or 0.87 acres, more or less.

5444 05/15 0101 03CHECK 845-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

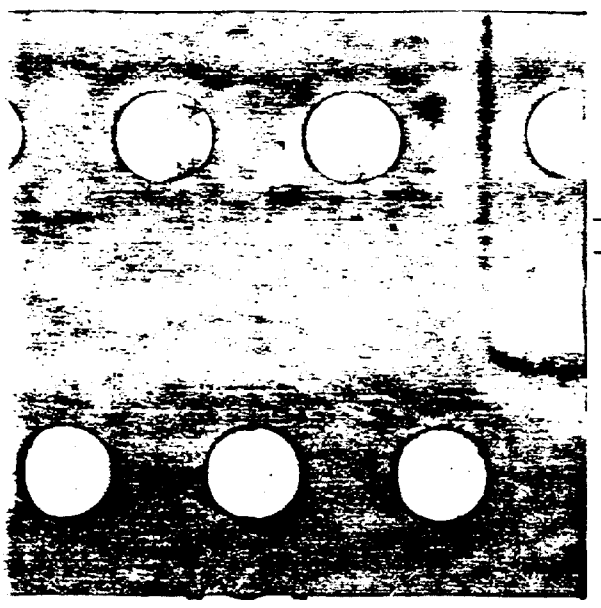
RECEIVED OF _____

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50
CHECK 845.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6444

61376
IDENTIF. ↑ REFERENCE

94 JUN 15 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803187