93-21595 cmk Box 49 (3)
2220
13

BOOK 9464 PAGE 551

308226

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aldi, Inc. 486 East Stop 18 Road P.O. Box 128 Greenwood, IN 46142	Same	Map 135-14-B Parcel 90

3203 09/14 0101 03CHECK 2237.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto ALDI INC., an Illinois corporation, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Three on a plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 638, Register's Office for Davidson County, Tennessee.

Together with non-exclusive easements appurtenant thereto as set forth on Exhibit B.

Being part of the property conveyed to Grantor by deed of record in Deed Book 8519, page 915, said Register's Office.

This is unimproved property known as Lot 3, Ransom Place - Commercial Portion, Phase One, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

90772
IDENTIF. & REFERENCE
94 SEP 14 AM 10:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WITNESS our hands this 13 day of September, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

By: Henry C. McCall
Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry C. McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand, at office, this 13th day of September, 1994.

Notary Public

My Commission Expires:
3-22-97

STATE OF TENN)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $600,000.00.

Affiant
Director of Real Estate Acq., Inc

Sworn to and subscribed before me this 13th day of September, 1994.

Notary Public

NOTARY AT LARGE
STATE OF TENNESSEE
THOMAS KIRKUP

My Commission Expires Nov. 26, 1994

EXHIBIT A

1. 1994 taxes, a lien not yet due and payable.

2. All matters shown on plat recorded in Book 6900, page 851, as amended by Book 6900, pages 922- through 924 and Book 7885, page 867, said Register's Office.

3. All matters shown on plat recorded in Book 7900, page 638, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6594, page 983 and Maintenance Agreement of record in Book 6865, page 79, as assigned in Book 7193, page 239, and as set forth in Book 9195, page 132, said Register's office.

5. Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7389, page 133 and Book 8744, page 648, said Register's Office.

6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, as amended by instrument of record in Book 9402, page 371, Book 9402, page 362, and Book 9464 page 547, said Register's Office, and in any allied instruments referred to in said restrictions.

7. Deeds of conveyance for sanitary sewer and water mains of record in Book 8614, page 944, Book 8614, page 862, and Book 8614, page 946, said Register's Office.

8. Easement to the Electric Power Board, as set forth in instrument of record in Book 2649, page 593, said Register's office.

9. Rights of others in and to the Crossover Easement Agreement of record in Book 9402, page 353 and Confirmatory Amendment to Crossover Easement Agreement of record in Book 9402, page 360, said Register's Office.

10. Covenants and Agreement as set forth in Book 9464, page 556, said Register's Office.

11. Rights of others to appurtenant easements shown on plats of record in Book 6900, page 851, Book 6250, page 733, and Book 7900, page 638, said Register's Office.

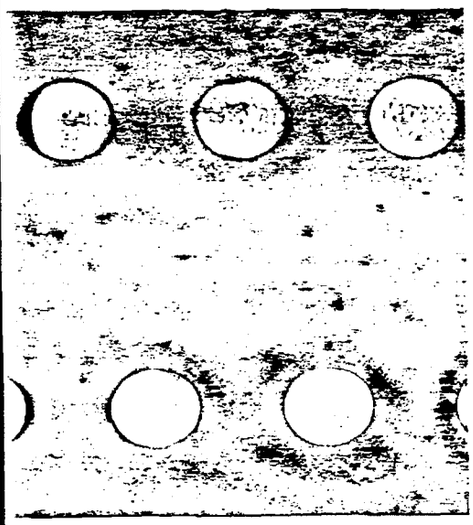
EXHIBIT B

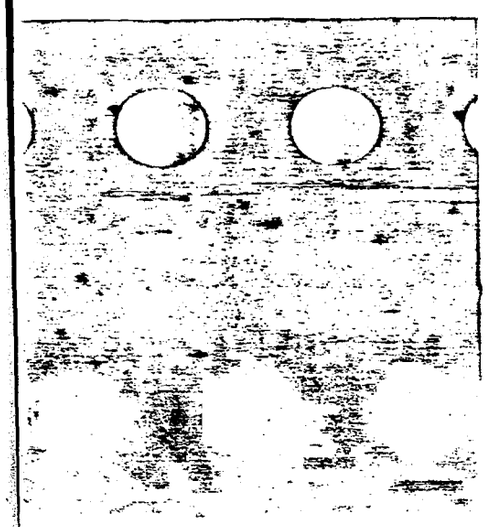
1. Rights to use 8" sewer line within Public Utility Easement(s) as shown on Plats of record in Book 6900, page 851 and Book 6250, page 733, said Register's Office.

2. Rights to use Public Utility Easement(s) for Storm Drainage and Storm Water Detention Pond, as set forth on Plats of record in Book 7900, page 638, Book 6150, page 733 and Book 6900, page 851, said Register's Office.

3. Ingress and Egress Easement(s) and Public Utility Easement(s), including sanitary sewer and storm drainage, as shown on Plat of record in Book 7900, page 638, said Register's Office.

4. Crossover Easement(s) of record in Book 9402, page 353, and Confirmatory Amendment to Crossover Easement Agreement of record in Book 9402, age 360, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9464 PAGE 555

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
600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 16.00
TOTAL 2237.00
CHECK 2237.00

09/14/94 01 10:30 0001 8293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90772
IDENTIF. & REFERENCE

94 SEP 14 AM 10: 32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834624