9529:776

Creekside

This Instrument Prepared By:
Briggs and Morgan, P.A.
2200 First National Bank Bldg.
St. Paul, Minnesota 55101

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
James L. Rifkin 1414 Continental Drive. Chattanooga, TN 37405	James L. Rifkin 1414 Continental Drive Chattanooga, TN 37405	148-49

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, The North Atlantic Life Insurance Company of America, a New York corporation (herein "Grantor"), does hereby bargain, sell, transfer and convey unto James L. Rifkin, a married person (herein "Grantee"), the property described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple, subject, however, to the exceptions listed on Exhibit B attached hereto and made a part hereof.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under it (excluding claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of November, 1994.

THE NORTH ATLANTIC LIFE INSURANCE COMPANY OF AMERICA, a New York corporation

Attest: _____

By: _____
Its Gary L Jacobson
Assistant Treasurer

BOOK 9529 PG 777

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Gary L. Jacobson, to me known (or proved to me on the basis of satisfactory evidence) to be the Assistant Treasurer of The North Atlantic Life Insurance Company of America, a New York corporation, the within named bargainor, a corporation, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

WITNESS my hand at office this 22nd day of November, 1994.

SHARON Y. OLSON
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Sept. 4, 1997

Sharon Y Olson
Notary Public
My Commission Expires: 9-4-97

BOOK 9529 PG 778

STATE OF TENNESSEE)
COUNTY OF HAMILTON **)**

I, James L. Rifkin, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James L. Rifkin
Affiant-Grantee

Subscribed and sworn to before me this 23rd day of November, 1994.

Robert C Brown
Notary Public
My Commission Expires: 12-22-97

EXHIBIT A

Legal Description

Being Lot One on the resubdivision of Creekside Centre Plat as of record in Plat Book 6900, page 773, Register's Office for Davidson County, Tennessee, bounded on the northwest by Peterbilt Subdivision, of record in Plat Book 5200, page 13, on the east by Antioch Pike and on the south by Matrix Mini Warehouse, of record in Plat Book 6250, page 931, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Antioch Pike as dedicated by Creekside Centre Plat of record in Plat Book 6900, page 543, and being the easterly corner of said plat; thence, leaving Antioch Pike and with the northerly boundary of Matrix Mini Warehouse recorded Plat, S 52 deg. 27' 27" W, 298.94 feet to a P-K nail set in concrete curb; thence, continuing with said northerly boundary, S 68 deg. 25' 50" W, 588.16 feet to a point in Mill Creek; thence with the southeasterly boundary of the Peterbilt Subdivision and Mill Creek the following to the westerly margin of Antioch Pike; N 06 deg. 47' 25" W, 40.73 feet, N 20 deg. 08' 16" E, 209.08 feet, N 33 deg. 26' 16" E, 274.86 feet, N 38 deg. 59' 54" E, 159.88 feet, N 36 deg. 46' 11" E, 318.89 feet; thence with the westerly margin of Antioch Pike, S 28 deg. 10' 29" E, 181.63 feet to a concrete monument; thence continuing with said westerly margin with a curve to the left having a central angle of 04 deg. 37' 45", radius of 1940.86 feet, 156.81 feet to an iron pin; thence, westerly with a curve to the left having a central angle of 55 deg. 30' 36", radius of 30.00 feet 29.06 feet to an iron pin; thence, southwesterly with a curve to the left having a central angle of 13 deg. 22' 13", radius of 695.00 feet, 162.18 feet to an iron pin; thence S 37 deg. 32' 33" E, 27.8 feet to an iron pin; thence N 52 deg. 27' 27" E, 5.00 feet to an iron pin; thence S 37 deg. 32' 33" E, 58.00 feet to an iron pin; thence N 52 deg. 27' 27" E, 175.00 feet to an iron pin on the westerly margin of Antioch Pike; thence, with said westerly margin and a curve to the left having a central angle of 02 deg. 49' 40", radius of 1940.86 feet, 95.79 feet to a concrete monument; thence, S 37 deg. 29' 29" E, 28.25 feet to the point of beginning.

Together with appurtenant easements created by Reciprocal Parking and Access Easement of record in Book 7741, page 779, Register's Office of Davidson County, Tennessee.

BOOK 9529 PG 780

Being the same property conveyed to Creekside Partners, a Tennessee general partnership composed of Ernest D. Taylor and Winston C. Hickman by Deed from Gaius Hill and wife, Sherry Hill, of record in Book 8181, page 331, Register's Office of Davidson County, Tennessee.

12025

IDENTIFICATION REFERENCE

98 NOV 23 PM 1:43

REGISTER
DAVIDSON COUNTY, TN.

7339 11/28 0101 03CHECK 2430.00

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EXHIBIT B

Permitted Exceptions

1. Real estate taxes and special assessments not currently due and payable.

2. Building and zoning laws, ordinances, state and federal regulations.

3. Utility and drainage easements which do not interfere with existing improvements.

4. Encroachments and other matters shown on that certain survey dated on or about October 31, 1994, prepared by Land Surveying Services.

5. All matters shown on Plat recorded in Book 6900, page 773, as amended by Surveyor's Certificate of Correction of record in Book 7709, page 348.

6. Rights of tenants in possession under unrecorded leases.

7. Easement(s) set forth in instrument recorded in Book 7565, page 552.

8. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6581, page 118.

9. Three 3 x 15 foot Anchor Easements along Antioch Pike as shown in Book 6900, page 543.

10. Permanent Easement for construction as set forth in Book 6276, page 149.

11. Permanent Easement and right-of-way for street purposes of record in Book 6314, page 235.

12. Easement for the flow of Mill Creek.

13. Rights of others in and to Reciprocal Parking and Access Easement of record in Book 7741, page 779.

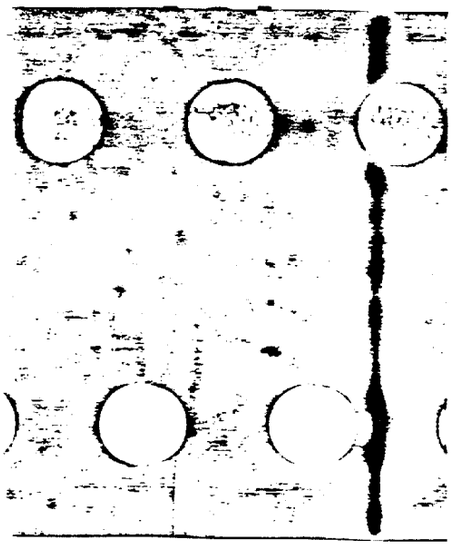
14. Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 7758, page 697.

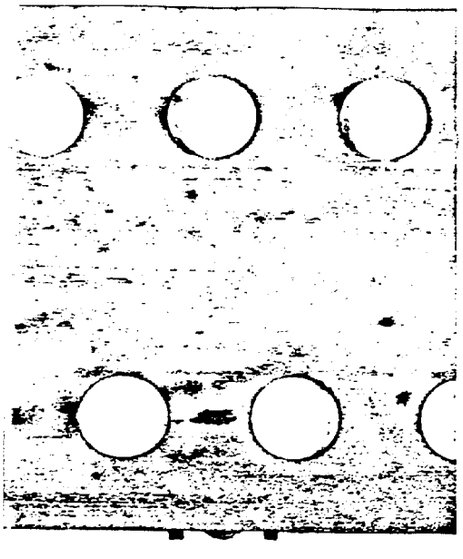
15. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 8127, page 858 and Book 8127, page 905.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9529 PG 782

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 650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 24.00
TOTAL 2430.00
CHECK 2430.00

11/28/94 01 13:43 0001 7339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12025
IDENTIF. ↑ REFERENCE

94 NOV 28 PM 1:43
REGISTER
DAVIDSON COUNTY, TN.

No. 857381