BOOK 9546PG 95

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,830.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SATURN OF RIVERGATE, Inc. 1534 GALLATIN PIKE NORTH MADISON, TN 37115	NEW OWNER	PART OF 34.10/123

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STJ, L.P., A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

SATURN OF RIVERGATE, Inc.

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

SEE ATTACHED, EXHIBIT "A"

This conveyance is made subject to the following:

1. All matters as shown on the Plan of record in Plat Book 6200, Page 941 as amended in Plat Book 8250, Page 347, Register's Office for Davidson County, Tennessee, including but not limited to a 30' utility easement along the easterly line, and a N.E.S. easement over the northerly 15 feet of said lot.
2. A easement for water lines granted to Madison Suburban Water of record in Book 8231, Page 873, said Register's Office.
3. Restrictions of record in Book 7480, Page 965, and Book 7537, Page 359, as amended in Book 8100, Page 76, Register's Office for Davidson County, Tennessee.
4. A Deed of Conveyance of Sewer Lines of record in Book 8486, Page 379, Register's Office for Davidson County, Tennessee.
5. Any and all restrictions, conditions and easements of record.

This is unimproved property known as: A 0.968 acre tract now part of lot 7B of Rivergate Station on Gallatin Pike N., MADISON, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that it 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 assigns, 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. 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 ITS hand this 8th day of December, 1994.

STJ, L.P., A TENNESSEE LIMITED PARTNERSHIP

BY: Robert O. Frensley G. Partner

ROBERT O. FRENSLEY, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the aforesaid County and State, ROBERT O. FRENSLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the GENERAL PARTNER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of December, 1994.

Susan Henley Bassett
NOTARY PUBLIC

My Commission Expires: 3-21-98

EXHIBIT "A"

Beginning at the Northwest corner of Lot 7C on the plan of the Resubdivision of Lot 7A and 7B of Rivergate Station Section 3 of record in Plat Book 6200, Page 941, R.O.D.C., TN. said point being situated in the southerly line of the property conveyed to Rivergate Station Joint Venture of record in Book 7840, Page 559, R.O.D.C., TN.

Thence, along the southerly line of the Rivergate Station Joint Venture property, S 69°24'32" E, a distance of 139.03 feet to an iron rod situated in the westerly line of the property conveyed to Armstrong Rubber Company of record in Book 4761, Page 518, R.O.D.C., TN.;

Thence, along Armstrong's property, S 24°45'45" E, a distance of 256.21 feet to an iron rod;

Thence, N 69°24'02" W, a distance of 362.21 feet to an iron rod situated at the common point where lots 7A, 7B and 7C intersect, as shown on the Resubdivision of Lot 7A and 7B of Rivergate Station Section 3;

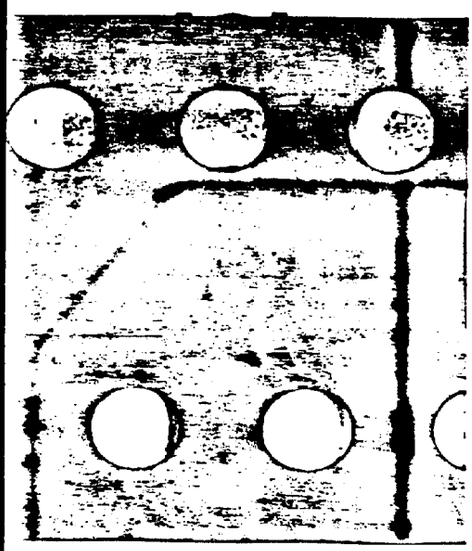
Thence, along the common line between lots 7B and 7C, N 20°35'54" E, a distance of 18.39 feet;

Thence, S 69°23'57" E, a distance of 40.87 feet;

Thence, N 20°36'03" E, a distance of 161.62 feet to the point of beginning and containing 42188.76 square feet or 0.968 acres of land more or less.

Being a portion of the same property conveyed to STJ, Ltd. of record in Book 9320, Page 514 in the Register's Office for Davidson County, Tennessee.

17371
IDENTIF. & REFERENCE
94 DEC 15 AM 9:34
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.
3247 12/15 0101 03CHECK 286.00



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

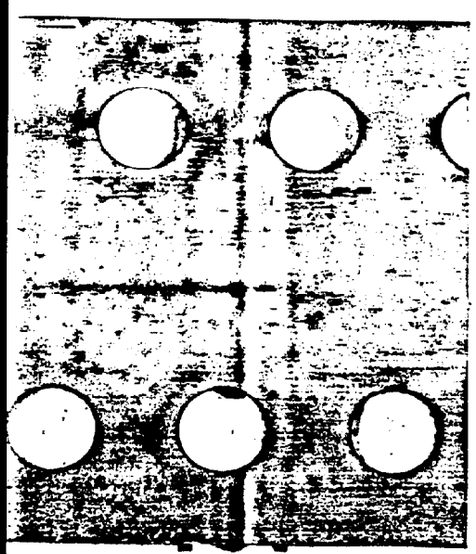
RECEIVED OF _____

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	73830.75
CON TX	273.06
PRFEE	1.00
CLERK	12.00
TOTAL	286.06
CHECK	286.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/94 01 09:36 0001 3247

17371
IDENTIF. ↑ REFERENCE

94 DEC 15 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863203