47401

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 MAR 31 PM 4:10

REGISTER
D.C.

WARRANTY DEED

BOOK 9833 PG 490

Name and Address of New Owner:
DR Holdings, L.P.
c/o Rexlan Capital Corporation
1201 West Peachtree Street, Suite 5100
Atlanta, GA 30309

1703.50

Send Tax Bills To:
New Owner

Street Address of Subject Property:

Map-Parcel No:
34-09-177.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RIVERGATE STATION JOINT VENTURE, A Tennessee Joint Venture** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DR HOLDINGS, L.P.,**hereinafter called **"GRANTEES,"** its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Rivergate Station Section Two, Phase Five, as of record in Book 7900, page 359, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Rivergate Station Joint Venture, a Tennessee Joint Venture, by Quitclaim deed from Rivergate Station, Inc., a Tennessee corporation, as of record in Book 7840, page 561, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants of record in Book 7480, page 965, amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 7900, page 359, Register's Office for Davidson County, Tennessee, all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

3. Easement and Deed of Dedication of record in Book 8316, Page 451, said Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 30th day of March, 1995.

RIVERGATE STATION JOINT VENTURE,
A Tennessee Joint Venture

BY: Robert O. Frensley, General Partner
Robert O. Frensley
General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert O. Frensley, 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 General Partner of a Joint Venture known as Ribergate Station Joint Venture, the within named bargainor, and that as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1995.

B. Stanley Douglas
NOTARY PUBLIC
My commission expires: 1-27-96

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

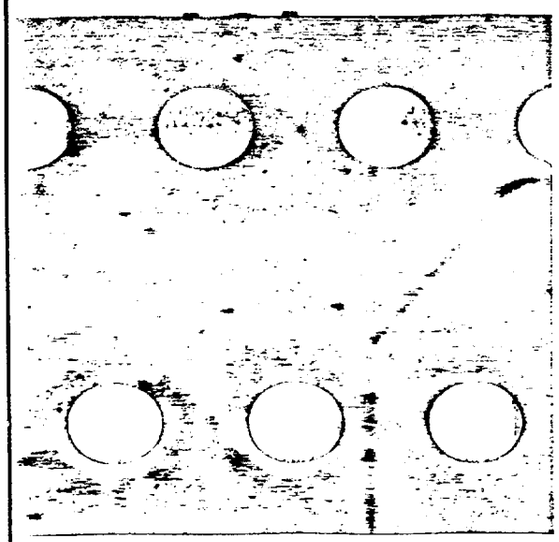
The actual consideration or value whichever is greater for this transfer is $458,000.00.

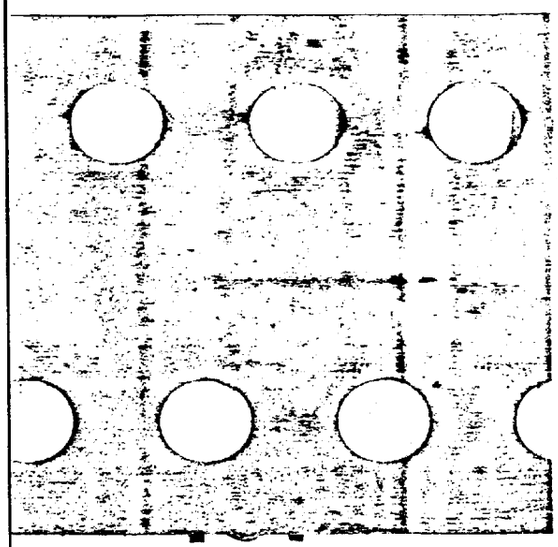
Affiant

Subscribed and sworn to before me, this the 30th day of March, 1995.

Mary Ann Selley
NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9633 PG 492

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	458000.00
CON TX	1694.60
PRFEE	1.00
WDEED	8.00
TOTAL	1703.60
CHECK	1703.60

12/31/95 01 16:11 0001 6332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47401

IDENTIF. & REFERENCE

95 MAR 31 PM 1:

DAVIDSON CO., TENN.

No. 895869