Prepared by:
Doris K. Sewell
Bruno's, Inc.
800 Lakeshore Pkwy.
Birmingham, AL 35211

0074305
IDENTIF. & REFERENCE

95 JUN 28 PM 3:15
REGISTER
DAVIDSON COUNTY, TN.

Box 49
44-2075

STATE OF TENNESSEE
COUNTY OF

This actual consideration or value, whichever is greater, for this transaction is $1,300,000.00.

Affiant

Subscribed and Sworn to before me, this the 28th day of June, 1995.

Notary Public

Commission Expires: 3-12-96

BOOK 9715 PG 10

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nashvest Associates
Limited Partnership
741-B Johnnie Dodds Blvd.
Mt. Pleasant, SC 29464

SEND TAX BILLS TO:
SAME

MAP PARCEL NOS:
(T1) Map & Par. No. 26-25-2 & 3
Field Book No. 10D-39910 and 10D-39960
(T2) Map & Par. No. 26-15-3
Field Book No. 10D-39960

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged,

Bruno's, Inc. has this day bargained and sold and does hereby transfer and convey unto Nashvest Associates Limited Partnership, a Georgia limited partnership, its successors and assigns, certain real estate in Davidson County, Tennessee, the following two tracts of land together as follows:

Tract 1:
Land lying in the 2nd Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

Beginning at an existing concrete monument said monument being the East corner of Rivergate Marketplace, Section II and the South corner of the herein described tract; thence, North 41°43'27" West 619.43 feet to an iron pin set in the South right-of-way line of U.S. Highway 31-E, said pin being the North corner of the Rivergate Marketplace, Section II and the West corner of said tract; thence running with said right-of-way North 45°55'11" East, 340.00 feet to a point, said point being the North corner of said tract and the West corner of Tract 2; thence leaving said right-of-way, South 44°04'49" East, 616.23 feet to a point in the new line of division, said point being the East corner of said tract and the South corner of Tract 2; thence with the new line of division South 45°30'02" West, 365.47 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Bruno's, Inc., by Deed of Record in Book 6967, page 929, Register's Office for Davidson County, Tennessee.

Tract 2:
Land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point in the southerly right-of-way of 31-E (Gallatin Road), said point being the northwesterly corner of herein described tract and the northeasterly corner of Tract 3; thence, with the southerly right-of-way of said road North 45°55'11" East, 70.72 feet to a point; thence, leaving said right-of-way South 44°04'49" East, 615.71 feet to a point, in the northwest line of the Newman property as described in Book 3308, page 340, Register's Office for Davidson County, Tennessee, said point being the

southwesterly corner of Tract 2B and the southeasterly corner of this tract; thence, with the northwest line of the Newman property and the southeast line of this tract South 45°30'02" West, 70.72 feet to a point, said point being the southeasterly corner of Tract 3 and the southwesterly corner of this tract; thence, leaving the line of Newman North 44°04'49" West, 616.23 feet to the point of beginning and containing 1.00 acres, more or less.

Being the same property conveyed to Bruno's, Inc., by Deed of Record in Book 7012, page 243, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Nashvest Associates Limited Partnership, its successors and assigns forever, Bruno's, Inc. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes and those matters set forth below:

1) 1995 ad valorem taxes, a lien but not yet due and payable; and

2) All recorded mortgages, recorded or unrecorded easements, liens, right-of-way, and other matters of record in the Probate Office of Davidson County, Tennessee, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

We do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said real estate to the said Nashvest Associates Limited Partnership, its successors and assigns, against the lawful claims of all persons claiming under grantor.

IN WITNESS WHEREOF, this deed has been executed this 28th day of JUNE, 1995.

BRUNO'S, INC.

Ronald G. Bruno

Its: Chief Executive Officer and Chairman of the Board

30 CHECK 4819.00

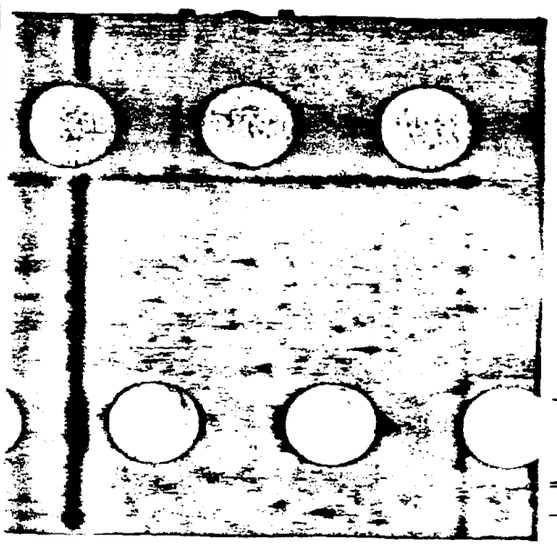
STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, Ronald G Bruno of Bruno's Inc a Alabama corporation/~~partnership~~, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO 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 28th day of June, 1995.

Evelyn Dobbins
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My Commission Expires: 3-12-96



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

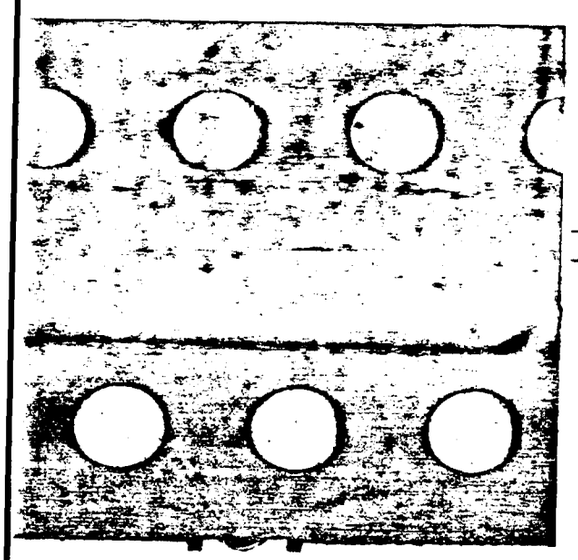
RECEIVED OF _____

FOR _____

BOOK 9715 PG 12

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
1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 8.00
4819.00
CHECK 4819.00
06/28/95 01 15:15 0001 5907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074305
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925085