0115779 Box 35

IDENTIFICATION REFERENCE

This instrument prepared by:
KANE, RUSSELL, COLEMAN & LOGAN, P.C.
3700 Thanksgiving Tower
1601 Elm Street
Dallas, Texas 75201
Attention: David N. Condon

95 OCT 25 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9837 PG 912

LIMITED WARRANTY DEED AND BILL OF SALE

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BERTRAM L. MINER ("Grantee")	BERTRAM L. MINER	34-3-22
3516 WEST WAUKEGAN ROAD	3516 WEST WAUKEGAN ROAD	
McHENRY, ILLINOIS 60050	McHENRY, ILLINOIS 60050	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PIEDMONT NASHVILLE PARTNERS, L.P.**, a Georgia limited partnership ("Grantor"), this day bargained and sold, and does hereby grant transfer and convey unto the said **BERTRAM L. MINER**, the Grantee herein, his successors, heirs and assigns, certain real property consisting of approximately 5.15 acres commonly known as 2101 Gallatin Pike located in the City of Nashville, Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with (a) all right, title and interest of Grantor in and to (i) all buildings, structures and improvements thereon, (ii) any adjacent land lying in the bed of any public way or private roads, and (iii) any condemnation awards accrued or which may hereafter accrue in connection with the described real property, and (b) all personal property, if any, located at and used in connection with the operation of the real property, including, but not limited to building equipment, machinery and fixtures.

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is* $ 4,450,000.00

Subscribed and sworn to before me this the 25th *day of* October, 1995

Affiant

My commission expires: 1-24-99 *(Affix Seal)*

Notary Public

This is improved property, known as 2101 Gallatin Pike, Nashville, Tennessee.

C:\DNC\PIEDMONT\RIVERGAT\MINOR\MINER.DEE (3749)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple. have a good right to convey it, and that the same is unencumbered, except for those permitted encumbrances ("Permitted Encumbrances") set forth in **Exhibit "B"** attached hereto and incorporated herein for all purposes.

Except for the Permitted Encumbrances, we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural singular and the use of any gender shall be applicable to all genders.

Witness our hand this 20 day of October, 1995, the Grantor, having caused its name to be signed hereto by this duly authorized officer on said day and date.

GRANTOR:

PIEDMONT NASHVILLE PARTNERS, L.P.
a Georgia limited partnership

By: **PIEDMONT CAPITAL CORPORATION,**
a Texas corporation,
its general partner

By: _____
Robert L. Mencke
Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally appeared before me, Tammy Miller a Notary Public in and for Dallas County, Texas, Robert L. Mencke, Vice President of **PIEDMONT CAPITAL CORPORATION**, a Texas corporation and general partner of Grantor, on behalf of **PIEDMONT NASHVILLE PARTNERS, L.P.**, a Georgia limited partnership, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, this 23rd day of October, 19 95.

_____
Notary Public

My commission expires: _____

C:\DNC\PIEDMONT\RIVERGAT\MINOR\MINER.DEE (3749)

TAMMY MILLER
MY COMMISSION EXPIRES
July 10, 1998

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9837 PG 914

EXHIBIT A

Land in Davidson County, Tennessee, being Tract No. 1 on the Plan of Rivergate Marketplace Shopping Complex, of record in Book 6250, page 104, Register's Office for Davidson County, Tennessee, which land is more particularly described as follows:

Beginning at a concrete monument in the northerly right of way of Twin Hills Drive, said monument being the southeasterly corner of herein described tract, and the southwesterly corner of property of Twin Hills Joint Venture, Inc. as recorded in Deed Book 7459, page 290, Register's Office for Davidson County, Tennessee.

1. With the northerly right of way line of Twin Hills Drive, North 51 deg. 19' 55" West, 598.54' to an iron pin; thence,

2. Continuing with the northerly right of way line of Twin Hills Drive with a curve to the right with a delta of 99 deg. 05' 25", a radius of 25.00', a chord bearing and distance of north 01 deg. 47' 13" west, 38.05', and arc length of 43.24' to a concrete monument in the easterly right of way of Gallatin Pike; thence,

3. With the easterly right of way of Gallatin Pike North 47 deg. 45' 30" East, 382.48' to an iron pin, being the northwesterly corner of herein described tract, and property of First Capital Inst. Real Estate Ltd. 2 recorded in Deed Book 6870, page 903, Register's Office for Davidson County, Tennessee; thence,

4. Leaving Gallatin Pike with the common line of herein described tract and property of First Capital Inst. Real Estate Ltd. 2, South 42 deg. 14' 30" East, 619.97 to an iron spike in the common line of herein described tract and property of Twin Hills Joint Venture Inc.; thence

5. With the common line of herein described tract and Twin Hills Joint Venture Inc. South 47 deg. 45' 30" West 312.60 feet to the point of beginning and containing 224,359 sq. ft. or 5.151 acres, more or less.

Together with all easements, rights and benefits afforded in favor of the above property and/or the owner of the above property under or pursuant to that certain Reciprocal Easement and Development Agreement of record in Book 6344, Page 518 of the Register's Office of Davidson County, Tennessee, as rerecorded in Book 6713, Page 539 and at Book 6870, Page 841 of the aforesaid Register's Office.

Together with all easements, rights and benefits afforded in favor of the above property and/or the owner of the above property under or pursuant to that certain Reciprocal Easement and Development Agreement of record in Book 6713, Page 520 of the aforesaid Register's Office.

Being the same property conveyed to Piedmont Nashville Partners LP 2 of record in 9480/788 Davidson County

Together with all easements, rights and benefits afforded in favor of the above property and/or the owner of the above property under or pursuant to that certain plat of record in Plat Book 6250, Page 104 in the aforesaid Register's Office.

Together with all easements, rights and benefits afforded in favor of the above property and/or the owner of the above property under or pursuant to that certain Easement Agreement of record in Book 6870, Page 812 in the aforesaid Register's Office.

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RECORDER'S MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

Taxes for 1995: A lien, but not yet due and payable.

Easements reserved in the following recorded instruments: (1) Book 6360, page 182, Register's Office for Davidson County, Tennessee, made by Homeowners Warehouse, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewer and/or storm drainage; (2) Book 6344, page 513, Register's Office for Davidson County, Tennessee, made by Nashville Marketplace Company and Homeowners Warehouse, Inc. (Reciprocal Easements), as re-recorded in Book 6870, page 841, said Register's Office; (3) Book 6713, page 520, said Register's Office, made by Nashville Marketplace Company, Homeowners Warehouse, Inc., Huguenard, Inc., L & D Associate Designer Depot, Marshalls of Gallatin Pike, Inc. and First Tennessee National Association (Reciprocal Easement); and (4) Book 6870, page 812, said Register's Office, made by Nashville Marketplace Company and Homeowners Warehouse, Inc. for maintenance of improvements.

Subject to all matters shown on the Plan of record in Book 6250, page 104, in said Register's Office.

The survey by Alley & Associates, Inc., dated September 2, 1994 revised September 23, 1994, shows the following:

Said Survey shows an encroachment along the northeasterly wall of building being 0.9 feet on the northerly corner and .19 feet on the easterly corner. This is noted as a common building wall and certain amenties serving the herein described property are situated on the adjoining Lot No. 2, as shown on said survey.

Continued on next page

The southeasterly building wall encroaches .15 feet/.32 feet onto the 60-foot setback line along the southeasterly portion of said Lot.

Ramp and concrete loading area encroaches onto the 22-foot joint access easement located on the southeasterly side of the building.

Sidewalk encroaches onto the 30-foot joint access easement.

A 20-foot sanitary sewer easement across the westerly portion of said lot, of record in Book 6360, page 182, said Register's Office.

A 20-foot drainage easement across the westerly/southwesterly portion of said lot.

A 30-foot joint access easement from Twin Hills Drive in a northeasterly direction across the herein described lot with a 20-foot sewer easement encompassed therein. Side walk and building overhang encroach thereon. Said easement of record in Book 6360, page 182, said Register's Office.

A 36-foot joint access easement from Gallatin Pike in a southeasterly direction.

A 10-foot public utility and drainage easement adjoining the northeasterly margin of Twin Hills Drive. Said easement encroaches onto the minimum building setback line.

A 10-foot sewer easement of record in Book 6360, page 182, said Register's Office, adjoining the northeasterly margin of Twin Hills Drive. Said easement encroaches onto the minimum building setback line.

A 30-foot pubic utility and drainage easement with a 22-foot joint access easement encompassed therein running from Twin Hills Drive along the southeasterly lot line.

A 10-foot water line easement from the northeasterly corner of the herein described lot running in a southwesterly direction. Said easement encroaches onto the minimum building setback line.

Sewer lines, overhead electric lines, overhead telephone lines,

Continued on next page

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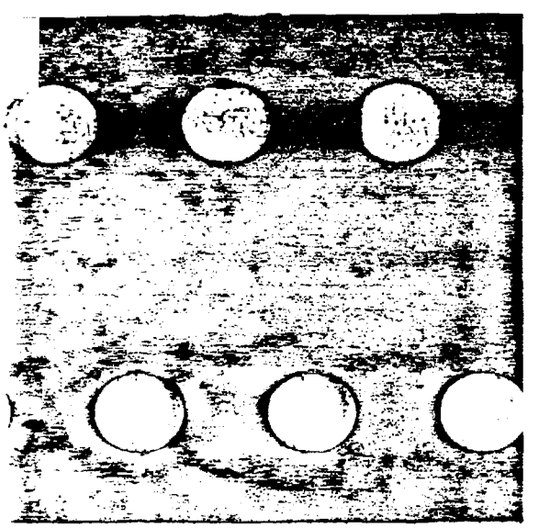
underground telephone lines, gas line, water lines, curbs, man holes, area lights, catch basins, fire hydrants, utility poles, as noted on survey.

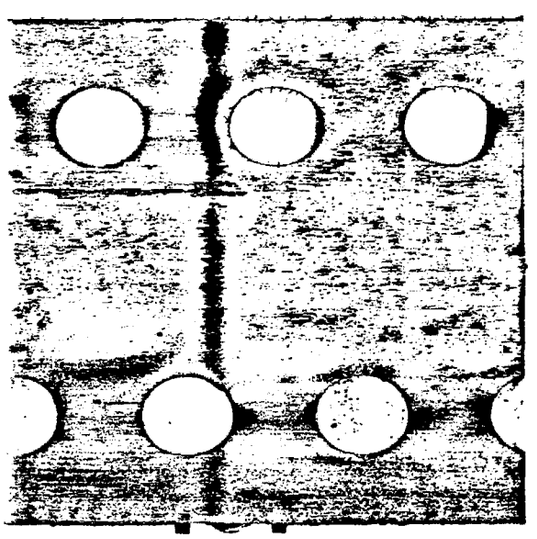
A 15-foot minimum building setback line from Twin Hills Drive and from Gallatin Pike.

A 60-foot minimum building setback line along the southeasterly lot line.

Attornment, Subordination and Non-Disturbance Agreement of record in Book 9480, page 756, Register's Office for Davidson County, Tennessee.

[illegible] 0101 03CHECK 16494.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9837 PG 913

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
4450000.00
DON TX 16465.00
PRFEE 1.00
WDEED 28.00
TOTAL 16494.00
CHECK 16494.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0543

0115779
IDENTIFICATION REFERENCE

95 OCT 25 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969319