This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File No. 27815

WARRANTY DEED

BOOK 9912 PG 597

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cooke Properties Limited Partnership	SAME	Map 26-15
(NAME) 1842 EAST BUCKHILL ROAD	(NAME)	Parcel 41
(STREET ADDRESS OR ROUTE NUMBER) BURLINGTON, NORTH CAROLINA	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) 27215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Stephen E. Shavitz and wife, Joy C. Shavitz *have this day bargained and sold, and do hereby transfer and convey unto the said* Cooke Properties Limited Partnership, a North Carolina limited partnership *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northside Festival, of record in Book 9700, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with easements granted in that certain Declaration of Easements, Covenants and Restrictions for Northside Festival Shopping Center, recorded in Book 9818, page 370, said Register's Office.

Being the same property conveyed to Stephen E. Shavitz and wife, Joy C. Shavitz by Deed from Nashvest Associates, Limited Partnership, a Georgia limited partnership, of record in Book 9818, page 399, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 1,326,000.00

Subscribed and sworn to before me this the 5TH *day of* JANUARY *19* 96

Joseph B Pitt Jr.
Affiant

My commission expires 9/18/99 *(Affix Seal)*

Notary Public

DAVIDSON COUNTY, TENN.

This is unimproved ( ) property, known as Gallatin Road, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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 encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 22ND *day of* DECEMBER, *19*95, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen E. Shavitz

Joy C. Shavitz

STATE OF North Carolina
COUNTY OF Guilford

FOOK 9912 PG 598

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Stephen E. Shavitz and wife, Joy C. Shavitz,

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at High Point, N.C.
this 22nd *day of* December *19*95.

Patsy W. Portis
Notary Public

My Commission Expires: 1-23-96

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

ENCUMBRANCES:

1. Taxes for 1995 and all subsequent years.

2. All matters as shown on the Plan of record in Book 9700, page 39, said Register's Office.

3. Use restriction contained in Lease referred to in Memorandum of Shopping Center Lease of record in Book 736, page 271, and in Book 9759, page 263, said Register's Office.

4. Terms and conditions of Lease with IHOP Properties, Inc., a California corporation of record in Book 9818, page 449, said Register's Office.

5. Declaration of Easements, Covenants and Restrictions of record in Book 9818, page 370, said Register's Office.

0139180

IDENTIF. & REFERENCE

96 JAN -2 PM 12:01

DAVID

WARANTY DEED

FROM

TO

5232 01/09 0101 03CHECK 4915.20

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

RECEIVED OF _____

FOR _____

Book 9912 Pg 599

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
1326000.00
CON TX 4906.20
PRFEE 1.00
WDEED 8.00
TOTAL 4915.20
CHECK 4915.20

01/07/96 01 12:03 0001 5982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139180
IDENTIF. # REFERENCE

96 JAN -9 PM 12:

DAVIDSON COUNTY

No. 994321