(1) A9

BOOK 9962 PG 477

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald P. Underberg 3523 Lamar Ave. Memphis, TN 38118	Same	174-26

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, USPS CROSSINGS LLC, a Tennessee limited liability company ("Grantor") has bargained and sold, and by these presents transfers and conveys unto RONALD P. UNDERBERG ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

Said property is conveyed subject to the following matters:

1. 1996 taxes, a lien, which are not yet due and payable.
2. All matters shown on Plat recorded in Book 7900, page 39 and Book 7900, page 229, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7963, page 145, as re-recorded in Book 7966, page 60, as amended by Book 8085, page 402 and Book 9730, page 957, said Register's Office and any allied instruments referred to in said restrictions.
4. All matters shown on Plat recorded in Book 9700, page 36, said Register's Office.
5. Matters shown on Survey dated 9/13/95, revised 2/5/96 prepared by Cherry Land Surveying, Surveyors.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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WITNESS our hands this ____ day of February 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

USPS CROSSINGS LLC

By: _____

Its: CHIEF MANAGER

STATE OF TENN)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CAM SORENSON, 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 CHIEF MANAGER of USPS Crossings LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CHIEF MANAGER executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as CHIEF MANAGER.

WITNESS my hand, at office, this 29TH day of February, 1996.

_____
Notary Public

THOMAS K. KIRK, JR. NOTARY AT LARGE STATE OF TENNESSEE

My commission Expires 9-26-98

My Commission Expires:

_____

STATE OF TENN)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,750,000.00.

_____
Affiant

Sworn to and subscribed before me this 29TH day of February, 1996.

_____
Notary Public

THOMAS K. KIRK, JR. NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires:

_____

My commission Expires 9-26-98

0155070
IDENTIF. # REFERENCE

96 FEB 29 PM 3:02
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

423106

Exhibit A

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Tract One, of the U.S. Post Office at The Crossings at Hickory Hollow, as of record in Plat Book 9700, page 36, Register's Office for Davidson County, Tennessee, and being the property of Hickory Downs Development, Inc., as of record in Deed Book 9534, page 423, and being bounded on the North and on the East by Hickory Downs Development, Inc., as of record in Deed Book 9534, page 423, on the South by Hickory Downs Development, Inc., as of record in Deed Book 9534, page 423, and by Lot 1 of the Revised Section Two, The Crossings at Hickory Hollow, as of record in Plat Book 7900, page 229, and being the property of First Security Bank of Utah, as of record in Deed Book 9663, page 235, and on the West by the East right-of-way line of Crossings Circle, and by Hickory Downs Development, Inc., as of record in Deed Book 9534, page 423, and being more particularly described as follows:

BEGINNING at an iron rod at a common corner in the East right-of-way line of Crossings Circle in the North property line of said Lot 1;

THENCE with the East right-of-way line of Crossings Circle North 38° 14' 18" East, 211.51 feet to an iron rod at a corner common with Hickory Downs Development, Inc.;

THENCE with Hickory Downs Development, Inc. South 54° 41' 53" East, 747.29 feet to an iron rod;

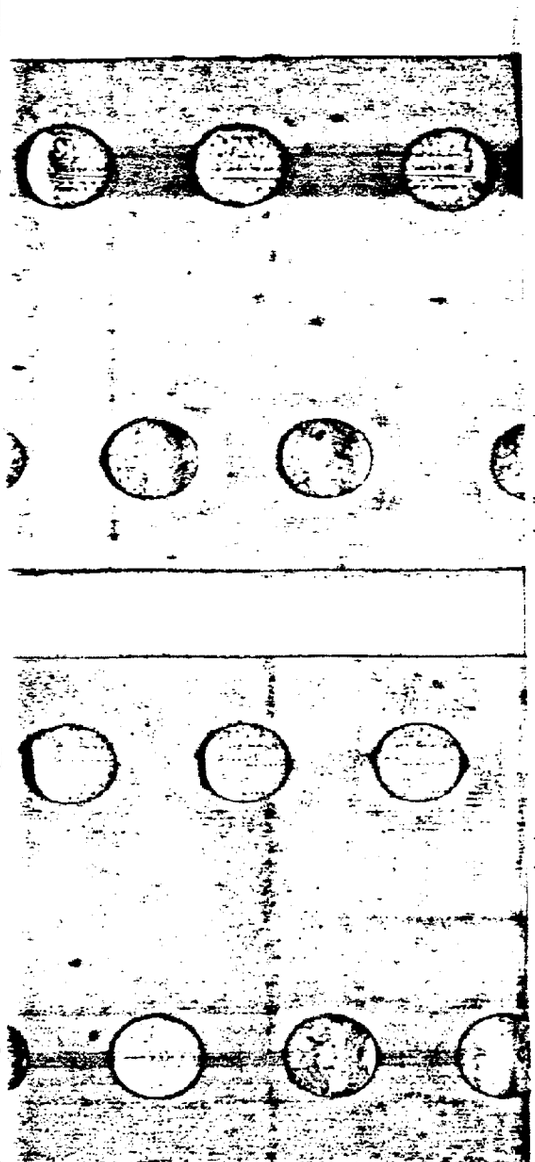
THENCE South 35° 18' 07" West, 211.23 feet to an iron rod;

THENCE North 54° 41' 53" West, 758.12 feet to the point of beginning.

CONTAINING 158,994 square feet (3.650 acres, more or less).

BEING the same property conveyed to USPS Crossings LLC, a Tennessee limited liability company, by Deed of Record in Book 9814, page 1, Register's Office for Davidson County, Tennessee.

3008 02/29 0101 03CHECK 6488.00



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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 480

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	
				175000.00
			CON TX	6475.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	6488.00
			CHECK	6488.00
02/29/96	01		15:05 0001	3008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155070
IDENTIF. ↑ REFERENCE

96 FEB 29 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011145