0184314
IDENTIF. # REFERENCE

This Instrument Prepared By:
John N. Popham
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

PICK-UP

96 MAY 22 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Rivergate Ritz, Ltd., L.P. 725 East Main St., 2nd Floor P. O. Box 176 Prattville, Alabama 36067	Same	Map 34-9, Parcel 178

BOOK 10058 PG 246

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RIVERGATE STATION JOINT VENTURE**, a Tennessee joint venture, the Grantor herein, has bargained and by these presents does transfer and convey unto **RIVERGATE RITZ, LTD., L.P.**, an Alabama limited partnership, the Grantee herein, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

Grantor does hereby covenant with the said Grantee that it is lawfully seized and possessed of the land hereinabove described as Tract I in fee simple, has a good right to convey it, and the same

is unencumbered except as set forth on Exhibit B attached hereto and incorporated herein by this reference. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land hereinabove described as Tract I to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever, except as to those matters set forth on Exhibit B attached hereto to which this conveyance is subject.

As to the easement hereinabove described as Tract II, Grantor does hereby transfer and convey to the Grantee all of the right, title and interest of Grantor in and to said easement vested in the Grantor and of which the Grantor is seized, with covenant and warranty only that the same is free from all encumbrances done or suffered by the Grantor except as set forth on Exhibit B attached hereto and incorporated herein by this reference. And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said easement hereinabove described as Tract II to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, except as to those matters set forth on Exhibit B attached hereto to which this conveyance is made subject, but no further or otherwise.

WITNESS our hand this 22 day of May, 1996.

RIVERGATE STATION JOINT VENTURE,
a Tennessee joint venture

By: Robert O. Frensley M.P.
Title: Robert O. Frensley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 Managing Partner of Rivergate Station Joint Venture, the within named bargainor, a Tennessee joint venture, and that he as such Managing Partner, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of May, 1996.

Debbie L. Sloan
Notary Public

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $397,267.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 22 day of May, 1996.

Debbie L. Sloan
Notary Public

My Commission Expires: 9-26-98

EXHIBIT A

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Rivergate Station, Section Two, Phase Five, as shown on plat of record in Plat Book 7900, page 359, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made and as more particularly described according to a Boundary and Topographic Survey prepared by Dale & Associates dated October 2, 1995, last revised May 3, 1996, Job No. 95136, as follows:

Beginning at an iron rod in the easterly margin of Gallatin Pike, said point being the southwest corner of the D. R. Holdings Limited Partnership property of record in Deed book 9633, Page 490, R.O.D.C., Tn., said point also being the northwest corner of the herein described tract.

Thence, leaving said road, along the southerly line of said D. R. Holdings property, S 69°06'36" E, a distance of 239.95 feet to an iron rod situated in the westerly line of the Armstrong Rubber Company property of record in Deed Book 4761, Page 518, R.O.D.C., Tn.

Thence, along the westerly line of said Armstrong Rubber Company property, S 24°45'45" E, a distance of 158.83 feet to an iron rod situated in the northeasterly corner of the Tommy Cunningham property of record in Deed Book 9668, Page 835, R.O.D.C., Tn.

Thence, along the northerly line of said Cunningham property, N 69°23'57" W, a distance of 353.49 feet to an iron rod situated in the easterly margin of Gallatin Pike.

Thence, along said road, along a curve to the right having a central angle of 00°02'15", a radius of 171,835.65 feet, a tangent of 56.40 feet, a length of 112.81 feet and having a chord which bears N 20°52'07" E, a distance of 112.80 feet to the point of beginning and containing 33,259 square feet or 0.76 acres of land more or less.

BEING part of the same property conveyed to Rivergate Station Joint Venture, a Tennessee joint venture, by deed of record in Book 7840, page 559, Register's Office for Davidson County, Tennessee.

TRACT II:

TOGETHER with a 30' x 50' non-exclusive Joint Access Easement for ingress and egress as shown on Plan of Rivergate Station, Section Two, Phase Five of record in Plat Book 7900, page 359, as extended to a 30' x 145' non-exclusive Joint Access Easement for ingress and egress by an Access Easement Agreement by and between DR Holdings, L.P., and Rivergate Station Joint Venture of record in Book 9633, page 499, Register's Office for Davidson County, Tennessee, to which plan and Access Easement Agreement reference is hereby made for a more complete description.

EXHIBIT B

1. 1996 ad valorem taxes, now due and payable, but not yet delinquent.

2. Covenants, conditions, restrictions, reservations, easements, and limitations on title set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7480, page 965, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

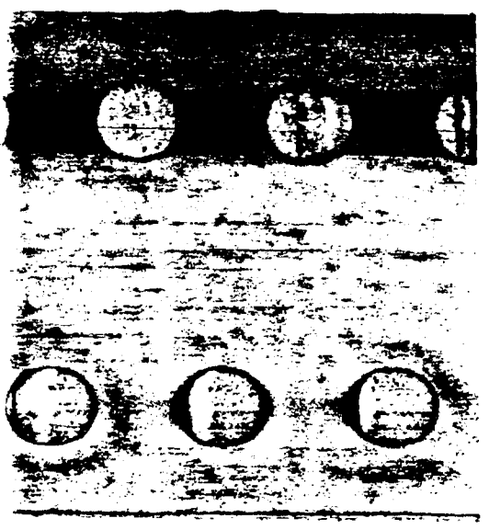
3. Terms, provisions and conditions set forth in the Access Easement Agreement of record in Book 9633, page 499, said Register's Office, and the rights of others in and to the use of and enjoyment of said easement. Provided that Grantor warrants to Grantee that all sums due and payable by Grantor as of the date hereof to construct the access road and related facilities as provided in the Access Easement Agreement have been fully paid by Grantor and that all other sums due and payable by Grantor pursuant to said Access Easement Agreement as of the date hereof have been fully paid.

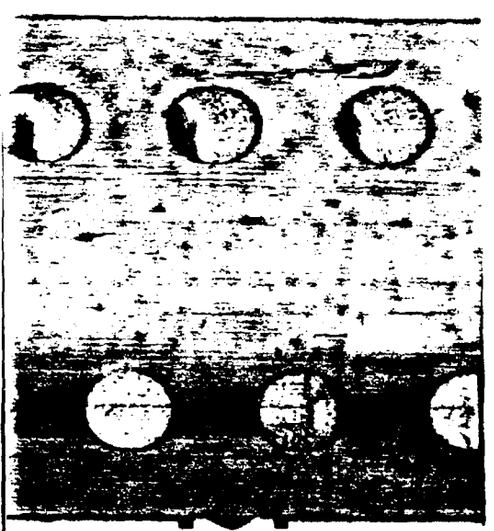
4. All matters shown on the recorded plat for the plan of subdivision for Rivergate Station, Section Two, Phase Five, of record in Plat Book 7900, page 359, said Register's Office.

5. All matters shown on the Boundary and Topographic Survey of Lot 3 Rivergate Station Section 2 Phase 5 prepared by Dale and Associates dated October 2, 1995, last revised May 3, 1996, Job No. 95136.

6. Easement and Deed of Dedication of record in Book 8316, page 451, said Register's Office (Tract II only).

4409 05/22 0101 03CHECK 1490.89





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

RECEIVED OF _____

FOR _____

BOOK 10058 PG 251

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 397267.00
				CON TX 1469.89
				PRFEE 1.00
				WDEED 20.00
				TOTAL 1490.89
				CHECK 1490.89
05/22/96	01			15:54 0001 4409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184314
IDENTIF. ↑ REFERENCE

96 MAY 22 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042347