FOR RECORDING PURPOSES

33851

46

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,125,000.00

Pamela D. Hamblen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1996

Pamela Walker
NOTARY PUBLIC

COMMISSION EXPIRES My Commission Expires Sept. 13, 1999

BOOK 10297 PG 891

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
BWP, LLC, a Maryland limited liability company 6711 Ritz Way Beltsville, MD. 20705	SAME AS NEW OWNER	34-9-178

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rivergate Ritz, Ltd., L.P., an Alabama limited partnership

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, BWP, LLC, a Maryland limited liability company

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

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 for a more particular description.

BEING the same property conveyed to Rivergate Ritz, Ltd., L.P., an Alabama limited partnership, by Deed of Record in Book 10058, page 246, Register's Office for Davidson County, Tennessee.

TOGETHER with non-exclusive Joint Access Easement(s) appurtanent thereto as shown on plat of record in Plat Book 7900, page 359 and as set forth in Book 9633, page 499.

This conveyance is made subject to the following matters:

1. 1997 Taxes, which are a lien, but not yet due and payable.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7480, Page 965, amended by Book 7537, Page 359, and in any allied instrument(s) referred to in said restrictions.
3. Access Easement Agreement of record in Book 9633, Page 499.
4. All matters shown on plat recorded in Book 7900, Page 359.
5. Easement to Madison Suburban Utility District of record in Book 8316, Page 451.

8022 12/20 0101 03CHECK 4171.50

0257914
IDENTIF. # REFERENCE

96 DEC 20 PM 3:25
DAVIDSON COUNTY, TN.

THIS IS (xx)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS: 1553 Gallatin Pike
Madison, TN. 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind outselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this 20th day of December, 19 96.

Rivergate Ritz, Ltd. L.P.

By: _____, V.P.

{Individual Acknowledgement}

BOOK 10297 PG 892

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the _____ of _____, 19___.

Commission Expires:_____ _____
Notary Public

{Corporate Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, persoanlly appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires:_____ _____
Notary Public

{Limited Partnership Acknowledgement}

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark McDonald, Vice President of Corporate General, Inc. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the General Partner of Rivergate Ritz, Ltd., L.P., a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of December, 1996.

Commission Expires: MY COMMISSION EXPIRES OCTOBER 12, 1999 Pamela B. Hampton
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

{Power of Attorney Acknowledgement}

STATE OF
COUNTY OF

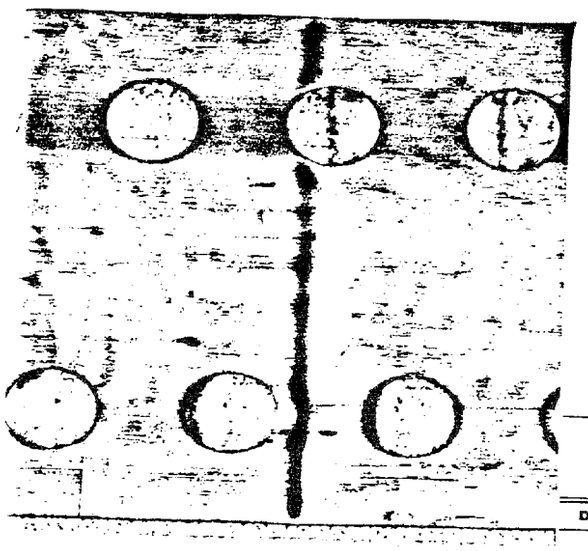
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument in behalf of _____ and acknowledged that *he/she/they* executed the same as the free act and deed of the said _____.

Witness my hand and official seal at office at _____ on this _____ day of _____, 19_____.

Commission Expires:_____ _____
Notary Public

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219



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

RECEIVED OF _____

FOR _____

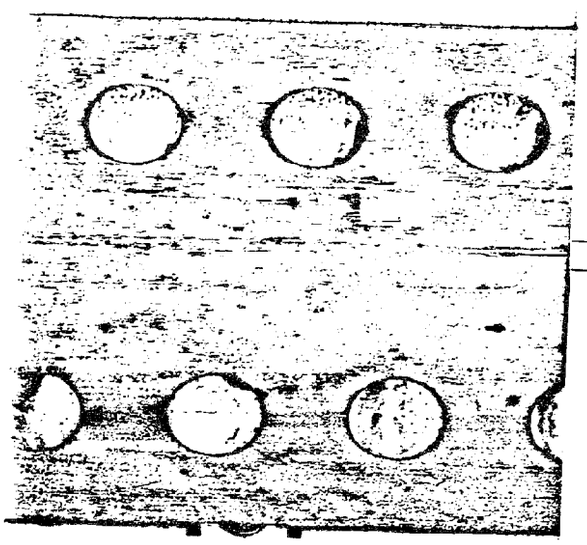
BOOK 10297 PG 893

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	1125000.00
			CON TX	4162.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	4171.50
			CHECK	4171.50
12/20/96	01		15:28 0001	8022



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257914
IDENTIF. ↑ REFERENCE

96 DEC 20 PM 3:25

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1100603