(46)

BK/10307PG364

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219-1901.

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Stewartwood Plaza Investors, L.L.C.	--same--	96
111- Bradshaw Drive		6
Florence, AL 35631-0220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK OF LOUISIANA, a Louisiana corporation, successor by merger to Secor Bank of Birmingham, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto STEWARTWOOD PLAZA INVESTORS, L.L.C., a Alabama limited liability company, hereinafter called the "Grantee", its successors assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, known as Stewartwood Plaza Shopping Center, located at 557 Stewarts Ferry Pike, Nashville (Davidson County), Tennessee, the described property attached as Exhibit "A" hereto.

SEE EXHIBIT "A"

This is improved property known as 557 Stewarts Ferry Pike, Nashville, Davidson County, Tennessee, and it is being conveyed by Grantor to Grantee "as is" and "where is" with no representation or warranties regarding the furniture, fixtures and equipment thereon or its fitness for any use or purpose.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for the leases which are being assigned simultaneously herewith to Grantee, and except for matters shown in Chicago Title Insurance Company Owner's Title Insurance Policy No. 281828; and Grantor does further covenant and bind

itself and its representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 31st day of December, 1996.

REGIONS BANK OF LOUISIANA, a Louisiana corporation, successor by merger to Secor Bank of Birmingham, Grantor

BY: _____
Stanley E. Weir
ITS: Senior Vice President

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 750,000.00 .

_____
AFFIANT

Sworn to and subscribed before me this 31st day of December, 1996.

Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-97

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Gayle Barnes, a Notary Public in and for said County and State, STANLEY E. WEIR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the Maker or a constituent of the Maker and he is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand, at office in Nashville, Tennessee on this the 31st day of December, 1996.

Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-97

BOOK 10307 PG 366

EXHIBIT A

Land lying in Davidson County, Tennessee, being a portion of the P.E.P. Properties Tract as of record in Book 6888, page 146, Register's Office for Said County, and being Phase Two of Lot One on the Plan of Stewartwood, Revised, as of record in Plat Book 6900, page 369, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

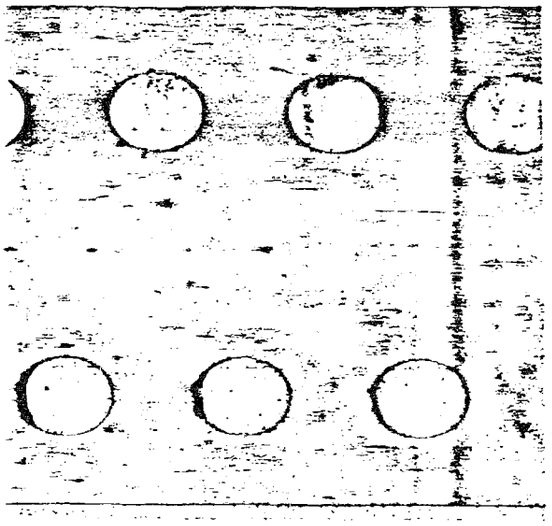
Beginning at point on the northerly margin of Stewart's Ferry Pike, said point being the most southeasterly corner of Lot One on the aforementioned Plan of Stewartwood, Revised, and the most southwesterly corner of the Hickory Bend Methodist Church property as of record in Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Stewart's Ferry Pike, North 80 degrees, 59 minutes, 05 seconds West, a distance of 149.03 feet to a point; thence leaving the northerly margin of Stewart's Ferry Pike and severing said Lot One the following calls; North 04 degrees, 09 minutes, 51 seconds East, a distance of 110.18 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West, a distance of 66.53 feet to a point; thence North 04 degrees, 09 minutes 51 seconds East a distance of 52.00 feet to a point; thence North 85 degrees, 50 minutes, 09 minutes West, a distance of 64.00 feet to a point; thence North 62 degrees, 47 minutes, 38 seconds West a distance of 148.08 feet to a point on the Easterly line of Lot 2 on the aforementioned Plan of Stewartwood, Revised; thence with the common line of the herein described tract and said Lot 2 and with the approximate centerline of McCrory Creek North 27 degrees, 54 minutes, 30 seconds East, a distance of 189.32 feet to a point; thence continuing North 39 degrees, 25 minutes, 15 seconds East a distance of 172.22 feet to a point; thence continuing North 42 degrees, 57 minutes, 05 seconds East a distance of 180.52 feet to a point; thence continuing North 54 degrees, 05 minutes, 54 seconds East a distance of 61.53 feet to a point; thence continuing North 71 degrees 57 minutes, 17 seconds East a distance of 85.82 feet to a point in the westerly line of the Hickory Bend Methodist Church property as of record in Book 4091, page 946, and Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Hickory Bend Methodist Church Property, South 04 degrees, 09 minutes, 51 seconds, West a distance of 757.42 feet to the point of beginning.

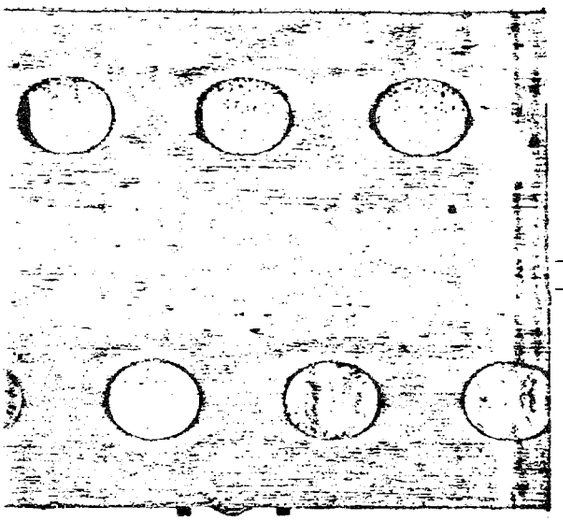
Being the same property conveyed to Secor Bank of Birmingham by Substitute Trustee's Deed from James Davidson Lane, II, Substitute Trustee, of record in Book 8386, page 793, and re-recorded in Book 8437, page 332, Register's Office for Davidson County, Tennessee.

96 DEC 31 PM 4:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1060 12/31 0101 CHECK 2788.00

0260622
IDENTIF. # REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 367

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
750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 12.00
TOTAL 2788.00
CHECK 2788.00
12/31/96 01 16:13 0001 1060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260622
IDENTIF. # REFERENCE

96 DEC 31 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103611