Box 49

SPECIAL WARRANTY DEED BOOK 10691 PG 467

FROM: T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, Grantor

This instrument was prepared by:
CHRISTOPHER M. BLANTON
THE STOLAR PARTNERSHIP
911 WASHINGTON AVENUE
ST. LOUIS, MISSOURI 63101

TO: CUMBERLAND RIVER PROPERTIES, LLC
Grantee

Address New Owner as Follows:
CUMBERLAND RIVER PROPERTIES, LLC
c/o R. S. TATUM COMPANY
7632 Gleason Road
Knoxville, Tennessee 37919
ATTN: R. STEPHENS TATUM

Name and Address of the person or Entity Responsible for the Payment of Real Property Taxes

CUMBERLAND RIVER PROPERTIES, LLC
c/o R. S. TATUM COMPANY
7632 Gleason Road
Knoxville, Tennessee 37919
ATTN: R. STEPHENS TATUM

Map Parcel Numbers
135-249

STATE OF MISSOURI
COUNTY OF St. Louis

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00).

Affiant LEE S. WIELANSKY

SUBSCRIBED AND SWORN TO before me this the 6TH day of November, 1997.

Notary Public

My Commission Expires:

VICKI S. DUNN
St. Charles County
My Commission Expires
August 11, 2001

FOR AND IN CONSIDERATION OF the sum of One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00), the receipt and sufficiency of which are hereby acknowledged, T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, ("Grantor") has bargained and sold and by these presents does transfer and convey unto Cumberland River Properties, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This Property is unimproved property located at the corner of MURFREESBORO ROAD and RANSOM PLACE.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand as of the 6TH day of November, 1997.

T&M NASHBORO DEVELOPMENT COMPANY, L.L.C.,
a Tennessee limited liability company

By: MIDLAND NASHBORO DEVELOPMENT COMPANY, L.L.C.
a Tennessee limited liability company,
authorized member

By: _____

Print Name: Lee S. Wielansky

Title: Chief Manager

STATE OF MISSOURI
COUNTY OF St. Louis

Before me, Vicki S. Dunn, a Notary Public of said County and State personally appeared Lee S. Wielansky with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Chief Manager (or other Member, Governor, or Manager authorized to execute the instrument) of MIDLAND NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company the authorized member of T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., 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 bargainor by its authorized member by himself as its Chief Manager.

Witness my hand and seal, at Office, in Nashville, Tennessee, this 6TH day of November, 1997.

Vicki S. Dunn
Notary Public

My Commission Expires: _____

VICKI S. DUNN
St. Charles County
My Commission Expires
August 11, 2001

EXHIBIT A

Property Description

A parcel of land in the 27th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being Outparcel "B" of Nashboro Village Retail Center of record in Plat Book 9700, Page 463, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin in the easterly right-of-way of Murfreesboro Pike at the southwesterly corner of said Outparcel "B", being North 25° 46' 22" West 410.40 feet per plat distances, from the westerly terminus of the northerly return curve at the intersection of Murfreesboro Pike and Nashboro Boulevard; thence,

1. With said right-of-way, North 25° 46' 43" West, 390.52 feet to an existing iron pin at the southwest corner of Outparcel "A" of said Nashboro Village Retail Center; thence,

2. With the property line of said Outparcel "A", North 64° 06' 37" East, 58.14 feet to an existing iron pin; thence,

3. With the property line of said Outparcel "A" and then the property line of the Shopping Center Parcel as shown on said subdivision, South 70° 23' 04" East, 194.81 feet to an existing iron pin; thence,

4. With the property line of said Shopping Center Parcel, South 25° 52' 27" East, 219.93 feet to an existing iron pin; thence,

5. Southerly with a curve to the right having a radius of 18.01 feet, a central angle of 71° 42' 01", an arc length of 22.54 feet, and a chord bearing and distance of South 10° 10' 59" West, 21.10 feet to an existing iron pin; thence,

6. South 46° 00' 51" West, 18.68 feet to an existing iron pin; thence,

7. Westerly with a curve to the right having a radius of 179.98 feet, a central angle of 18° 11' 50", an arc length of 57.16 feet, and a chord bearing and distance of South 55° 07' 59" West, 56.92 feet to an existing iron pin; thence,

8. South 64° 13' 38" West, 108.95 feet to the POINT OF BEGINNING.

Being part of the same property conveyed to T & M Nashboro Development Company, L.L.C., by Deed of Record in Book 10488, page 759, Register's Office for Davidson County, Tennessee.

BOOK 10691 PG 470

EXHIBIT B

Encumbrances

1. The lien for 1997 taxes which have been prorated and will be paid by Grantee.

2. All matters shown on the survey dated October 28, 1997 prepared by Paul C. Save, R.L.S. No. 1796, Survey No. 97-100-5590.

3. All matters shown on Plat recorded in Book 9700 Page 463, Register's Office for Davidson County, Tennessee.

4. Restrictions as contained in Lease in favor of The Kroger Co. recorded in Book 10488 Page 764, Register's Office for Davidson County, Tennessee.

5. Declaration of Reciprocal Easements and Restrictions dated October 29, 1997 and Recorded in Book 10683, page 313, Register's Office for Davidson County, Tennessee.

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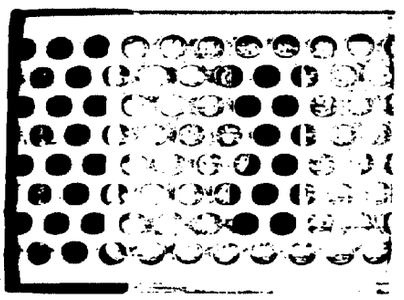
97 NOV 20 PM 2:45

0371947

IDENTIFICATION/REFERENCE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____ BOOK 10691 PG 471

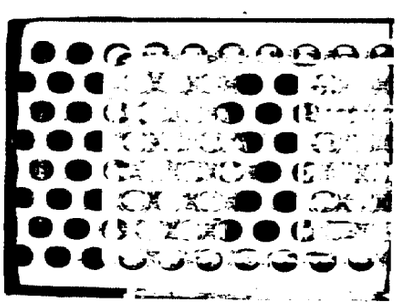
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1200000.00
CON TX 4440.00
PRFEE 1.00
WDEED 16.00
TOTAL 4457.00
CHECK 4457.00

11/20/97 01 14:47 0001 0562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371947
IDENTIF. # REFERENCE

97 NOV 20 PM 2:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1223131