File Box 21-A

BOOK 10883 PG 59

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Powell Shopping Center Partnership I, L.P. 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 117-14 Parcel: 132

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of SEVEN HUNDRED TWENTY THOUSAND AND NO/100 ($720,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, JOSEPH B. LEDBETTER, JR., who is also known as Joseph B. Ledbetter ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto POWELL SHOPPING CENTER PARTNERSHIP I, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 1998.

NOTARY PUBLIC

My Commission Expires:
11-27-99

This is improved property located at 2203 Bandywood Drive, Nashville, Tennessee.

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

Grantor further covenants and binds himself and his heirs 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; provided, however, that this conveyance is subject to the following:

1. Metropolitan Nashville and Davidson County, Tennessee, ad valorem real property taxes for the year 1998, not yet due or payable, and taxes for subsequent years;

2. Rights of tenants in possession as tenants only under unrecorded leases;

3. Easement for joint alleyway, as set forth in a Partition Deed and Grant of Easement, as of record in Book 4648, Page 28, Register's Office for Davidson County, Tennessee;

4. Grant of Gas Service Line or Fuel Line Easement, as of record in Book 5723, Page 349, said Register's Office; and

5. All matters shown on the plat of the Resubdivision of Portions of Lots 32 and 33 of the George Waters Subdivision, Part Two, as of record in Book 4595, Page 103, said Register's Office.

Candice W. Ledbetter, spouse of Grantor, has joined in the execution of this General Warranty Deed for the sole purpose of waiving the marital rights, if any, which she may have in the Property.

IN WITNESS WHEREOF, Grantor and his spouse, for the limited purpose stated above, have executed this General Warranty Deed on this the 9th day of April, 1998.

GRANTOR:

JOSEPH B. LEDBETTER, JR., a/k/a
Joseph B. Ledbetter

Candice W. Ledbetter
CANDICE W. LEDBETTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Nancy J. Pedigo, a Notary Public in and for said State and County, the within named JOSEPH B. LEDBETTER, JR. a/k/a Joseph B. Ledbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 9th day of April, 1998.

Nancy J. Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Nancy J. Pedigo, a Notary Public in and for said State and County, the within named CANDICE W. LEDBETTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 9th day of April, 1998.

Nancy J. Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-27-99

EXHIBIT "A" BOOK 10883 PG 61

LEGAL DESCRIPTION

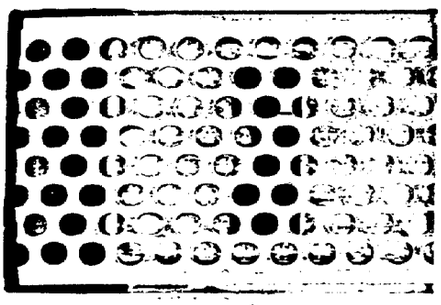
BEING land in Davidson County, Tennessee, and being Lot 1 on the Resubdivision of Portions of Lots 32 and 33 of the George Waters Subdivision, Part 2, a plat of which is of record in Book 4595, Page 103, Register's Office for Davidson County, Tennessee, more particularly described according to a survey of R. L. Montoya - Land Surveying, Inc. (Job No. 98-03-24), dated April 1, 1998, revised April 6, 1998, as follows:

BEGINNING at an iron rod (old) in the southern margin of Bandywood Drive, this being the northeast corner of parcel 165, Tax Map 117-14, Tax Assessor's Office for Davidson County, Tennessee, and continuing along a line between said parcel and parcel 133, Tax Map 117-14, Tax Assessor's Office for Davidson County, Tennessee, South 2° 00' West, 294.90 feet to an iron rod (new); thence North 87° 30' West 45.00 feet to a p.k. nail; thence along a line between said parcel and parcel 132, Tax Map 117-14, Tax Assessor's Office for Davidson County, Tennessee, North 2° 00' East 294.51 feet to an iron rod (old); thence along said margin, South 88° 00' East, 45.00 feet to the point of beginning, containing 13,262 square feet or 0.30 acre, more or less, according to said survey.

TOGETHER WITH an appurtenant right in a joint alley way created by an instrument of record in Book 4648, Page 28, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph B. Ledbetter, Jr. by a Partition Deed and Grant of Easement of record in Book 4648, Page 28, Register's Office for Davidson County, Tennessee.

0424559
RECEIVED FOR REFERENCE
98 APR 13 PM 12:54
3038 04/13 0101 03CHECK 2677.00



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

RECEIVED OF _____

FOR _____

BOOK 10883 PG 62

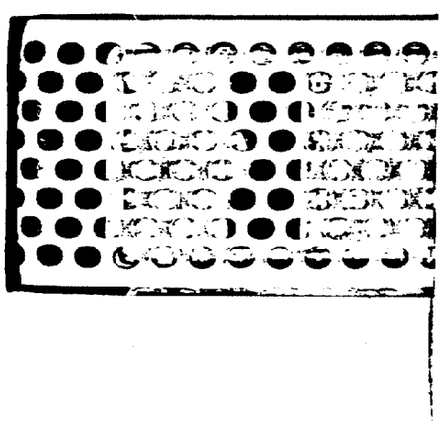
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
720000.00
CON TX 2664.00
PRFEE 1.00
WDEED 12.00
TOTAL 2677.00
CHECK 2677.00

04/13/98 01 12:55 0001 3038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0424559
IDENTIF. & REFERENCE

98 MAR 13 PM 12:54

REGISTER
DAVIDSON CO. TN.

No.1279206