BOOK 11008 PAGE 817

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN
BOX #338
MAP & PARCEL
34-2-83

STATE OF TEXAS)

COUNTY OF COLLIN)

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of June, 1998.

My Commission Expires: 9-23-2000

CANDICE McCRACKEN-POWERS
MY COMMISSION EXPIRES
September 23, 2000

Notary Public

APPROVED AS TO LEGAL FORM

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Rivergate Realty, L.L.C.
(Name)
c/o Sanders Management Services, Inc.
(Street Address)
229 Lakewood Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:

SAME
(Name)
(Street Address)

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, S & A PROPERTIES CORP., A DELAWARE CORPORATION, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RIVERGATE REALTY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee, its successors and/or 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. 1, on the Plan of Allstate Realty Subdivision as shown on plat of record in Plat Book 4660, page 105, 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 S & A Properties Corp., a Delaware corporation by deed of record in Book 7898, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 909 Two Mile Pike, Goodlettsville, Tennessee 37072.

98 JUL -7 AM 9:56

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04592 73

IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", its successors and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" 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 unless otherwise herein set out; and "Grantor(s)" does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 29th day of June, 1998.

Grantor(s):

S & A Properties Corp., a Delaware corporation

By: Todd M. Watson

Title: Senior Vice President

APPROVED AS TO LEGAL FORM

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Todd M. Watson, 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 Senior Vice President (officer) of S & A Properties Corp., a Delaware corporation, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President

Witness my hand and official seal in Plano, Texas, this 29th day of June, 1998.

Candice McCracken-Powers
Notary Public

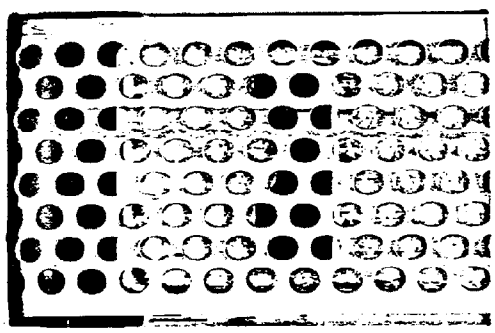
My Commission Expires: 9-23-2000

CANDICE McCRACKEN-POWERS
NOTARY PUBLIC
MY COMMISSION EXPIRES
September 23, 2000

1:wd.rlv

0131 07/07 0101 03CHECK 3526.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

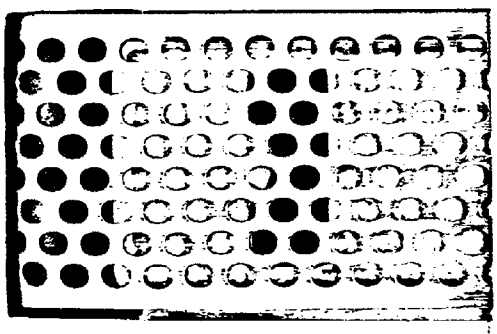
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 950000.00
CON TX 3515.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 3526.00
CHECK 3526.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0131



0459273
IDENTIF. & REFERENCE
98 JUL -7 AM 9:56
DAVIDSON COUNTY, TN.

No. 1315878