0492006

IDENTIFICATION REFERENCE

Box 49
40481

This Instrument Prepared By:
Jaqluin M. B. Lloyd
Thompson & Knight
1700 Pacific Avenue
Suite 3300
Dallas, Texas 75201
(214) 969-1647

98 SEP 25 PM 12:54

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11126 PAGE 817

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
BNP Leasing Corporation, a Delaware corporation 717 N. Harwood Street Suite 2630 Dallas, Texas 75201	BNP Leasing Corporation, a Delaware corporation 717 N. Harwood Street Suite 2630 Dallas, Texas 75201	Part of Map 163, Parcel 229

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Stephen G. Sanders ("Grantor"), have bargained and sold and do hereby transfer and convey unto BNP Leasing Corporation, a Delaware Corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Parcel 1 of The Resubdivision of Reserve Parcel L, on the Plan of Hickory Hollow Mall, Section Thirteen, First Revision, as shown on plat of record in Plat Book 8250, page 849, 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 Stephen G. Sanders by Deed of Record in Book 10751, page 105, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except those matters expressly set forth below:

1998 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 163-229.

Memorandum of Agreement between Columbia Gulf Transmission Company and Randall's International, Inc. in Book 7886, page 594

Storm Water Detention Agreement of record in Book 7547, page 619

Easement(s) to Gulf Interstate Gas, as set forth in instrument recorded in Book 2203, page 577, modified in Book 5118, page 792

Easement(s) to Pipeline Company, as set forth in instrument recorded in Book 2875, page 299, modified in Book 5118, page 797

All matters shown on Plat recorded in Book 8250, page 849.

Reciprocal Easement Agreement between Stephen G. Sanders and Partners-SATH, L.L.C., as set forth in instrument dated September 9, 1998 and recorded in Book 11115, page 393.

Easement Agreement between Stephen G. Sanders and Partners-SATH, L.L.C., as set forth in instrument dated September 9, 1998, and recorded in Book 11115, page 401.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of September, 1998.

Stephen G. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 168,705.92

Stephen G. Sanders

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

NOTARY PUBLIC

SUSANNE C. PUGH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public of this county, Stephen G. Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 1998.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires:

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

5216 09/25 0101 03CHECK 2883.21

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

RECEIVED OF _____

FOR _____

BOOK 11126 PAGE 821

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
768705.92
CON TX 2844.21
PRFEE 1.00
~~MBEED 16.00~~
~~CFEE 2.00~~
TOTAL 2863.21
CHECK 2863.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/25/98 01 12:56 0001 5216

0492006
IDENTIF. & REFERENCE

98 SEP 25 PM 12:54
REGISTER
DAVIDSON COUNTY, TN.

No. 135055C