Box 49

36197-GTK

#656557.1 12/21/98

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 11267 PAGE 868

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Atlantic Financial Group, Ltd.	Same	Map 53, Parcel 38

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OLD HICKORY CENTRE LIMITED PARTNERSHIP f/k/a RIVERFRONT DEVELOPMENT LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto ATLANTIC FINANCIAL GROUP, LTD., a Texas limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property located at 1254 Robinson Road, Old Hickory, Tennessee. The source of the description is the plat described on Exhibit B.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22nd day of December, 1998.

OLD HICKORY CENTRE LIMITED PARTNERSHIP

By: Henry C. McCall
Its: General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

4880 12/23 0101 02CHECK 444.50

Personally appeared before me, Tanya Touchstone, a Notary Public, Henry C. McCall 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 general partner of OLD HICKORY CENTRE LIMITED PARTNERSHIP, a Tennessee limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 22 day of December, 1998.

Notary Public, Davidson County, Tennessee
My Commission Expires September 23, 2000

Tanya Touchstone
Notary Public

My Commission Expires:_____

TANYA TOUCHSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 1998.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 12, 1999

EXHIBIT A

Lot 9 on the plan of Riverfront Shopping Center, Section 7 of record in Plat Book 9700, page 504, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of a 45 foot Private Road. Said pin being the Northernmost corner of the herein described tract and a corner to Riverfront Development Limited Partnership of record in Book 6943, page 138, R.O.D.C., TN.; thence from said point of beginning with said Private Road S 49° 49' 44" E. 175.00 feet to an iron pin; thence with a curve to the right having a radius of 25.00 feet, a delta of 90° 00' 00", a tangent of 25.00 feet, a chord length of 35.36 feet, said chord having a bearing of S 04° 49' 44" E., an arc distance along said curve of 39.27 feet to an iron pin; thence S 40° 10' 15" W., 185.00 feet to an iron pin; thence N 49° 49' 45" W. 200.00 feet to an iron pin; thence N 40° 10' 16" E. 210.00 feet to the point of beginning, containing 41,866 square feet, more or less, according to a survey dated September 9, 1997, known as Job No. 880233, by J. Bruce Rainey, Surveyor, #823.

Together with rights of ingress and egress over the private roads depicted on said plat.

Being a portion of the property conveyed to Riverfront Development Limited Partnership by deed of record in Book 9267, page 664, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. All matters shown on Plat recorded in Book 9700, page 504, Register's Office of Davidson County, Tennessee.

2. Restrictions as contained in Book 9470, page 222 and in Book 7584, page 347 as amended in Book 8083, page 496, Book 9470, page 233, and Book 11005, page 198, said Register's Office.

3. Stormwater Detention Agreement of record in Book 11256, page 453, said Register's Office.

4. Easement(s) in favor of Nashville Electric Service as recorded in Book 10774, pages 483-486, said Register's Office.

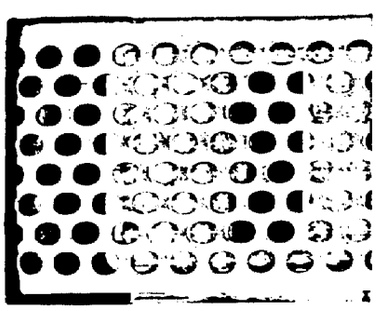
0529323
IDENTIF. & REFERENCE
98 DEC 28 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____



BOOK 11267 PAGE 872

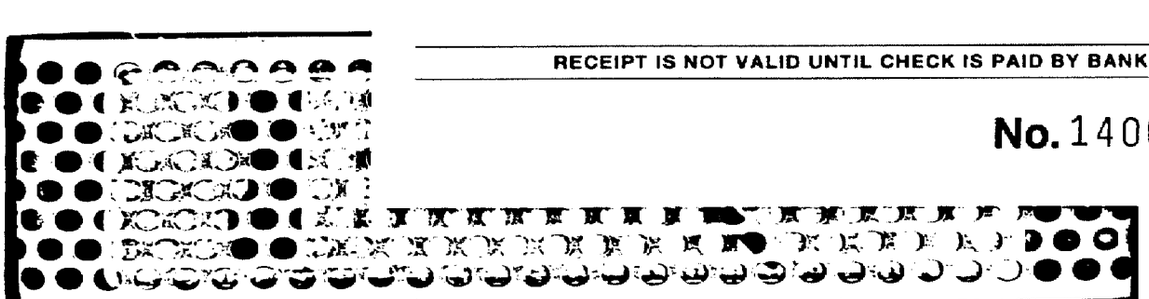
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0529323
IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

DART
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PRFEE 1.00
WDEED 1[illegible].00
CFEE 3.00
TOTAL 44[illegible].50
CHECK 444.50
12/28/98 01 15:34 0001 4880



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406398