#2073318.1 12/8/99

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

Instr:200001130004870 Page: 1 OF 3
REC'D FOR REC 01/13/2000 4:31:28PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $925.00

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mason Gravlee Enterprises, Inc. and William G. West and wife, Edna C. West 659 West Beckman Way Sparta, TN 38583	Same	Map 53, Parcel 35

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, OLD HICKORY CENTRE LIMITED PARTNERSHIP (f/k/a Riverfront Development Limited Partnership), a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MASON GRAVLEE ENTERPRISES, INC., a one-half (½) undivided interest and WILLIAM G. WEST and wife, EDNA C. WEST, a one-half (½) undivided interest ("Grantee"), in and to certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 as shown on the Final Plat of Riverfront Shopping Center Section 5, of record in Book 8250, page 722, Register's Office for said County.

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

The source of this description is the above-referenced plat.

This is unimproved property known as Lot 5, Riverfront Shopping Center, Section 5, Nashville, Davidson County, Tennessee.

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

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of January, 2000.

OLD HICKORY CENTRE LIMITED PARTNERSHIP

By: _____
Its: General Partner

** By amendment filed with the Secretary of State on 8/25/98, Riverfront Development Limited Partnership changed its name to Old Hickory Centre Limited Partnership. (See Reference #3554-0339 at Secretary of State's Office)

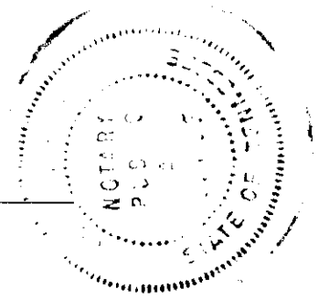
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, 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 4th day of January, 2000.

Joni Miller
Notary Public



My Commission Expires: 7/22/2000

STATE OF TENNESSEE)

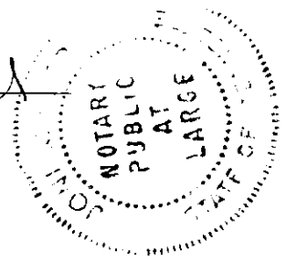
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $250,000.00.

William D. West
Affiant

Subscribed and sworn to before me, this 4th day of January, 2000.

Joni Miller
Notary Public



My Commission Expires: 7/22/2000

EXHIBIT A

1. 1999 Taxes, a lien which are now due and payable.

2. Matters shown on Plan of record in Book 8250, page 722, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 9470, page 222, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7584, page 347, as amended in Book 8083, page 496 and Book 11005, page 198, said Register's Office.

5. Storm Water Detention Agreement of record in Book 11256, page 453, said Register's Office.

6. Matters shown by survey of Bruce Rainey & Associates dated OCTOBER 25, 1999.