Instr:200001240007919 Page: 1 OF 7
REC'D FOR REC 01/24/2000 3:31:39PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $703.00

46552
Box 49

This instrument was prepared by Suzan E. Roth, Esq. of Scoggins & Goodman, P.C., 2800 Marquis One Tower, 245 Peachtree Center Avenue, N.E., Atlanta, Georgia 30303-1227.

LIMITED WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:

Bordeaux Advance, L.L.C.
112 Long Hollow Pike
Suite 212
Goodlettsville, Tennessee 37072

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Bordeaux Advance, L.L.C.
112 Long Hollow Pike
Suite 212
Goodlettsville, Tennessee 37072

TO: **BORDEAUX ADVANCE, L.L.C., a Tennessee limited liability company ("GRANTEE")**

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, AUSTELL ASSOCIATES, a Georgia general partnership, as **GRANTOR**, has bargained and sold and does hereby sell, transfer and convey unto the **GRANTEE**, its successors and assigns forever, its interest in that certain parcel or tract of land, together with any and all improvements thereon, located on Clarksville Highway (also known as U.S. Highway 41-A), Nashville, Davidson County, Tennessee, and having Map Parcel No. 69-37, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTOR**, its successors and assigns, forever, and **GRANTOR** does covenant with the said **GRANTEE** that **GRANTOR** 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** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through or under **GRANTOR**, but not otherwise; provided, however, this conveyance is made subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands and seals as of this 21 day of January, 2000.

AUSTELL ASSOCIATES, a Georgia general partnership

By: Sofran General Properties, a Delaware general partnership, Partner

By: H & R Development Inc., a Delaware corporation, Partner

By: _____
Norman Zavalkoff,
Assistant Vice President

(CORPORATE SEAL)

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, Sharon M Evans, a Notary Public in and for said County and State, Norman Zavalkoff, Assistant Vice President of H & R Development Inc., a Delaware corporation, the within named bargainor, which whom I am presently acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

Witness my hand and seal, at office, on this the 12th day of January, 2000.

Sharon M Evans
Notary Public
My Commission Expires: June 20, 2003

(Signatures continue on next page)

By: RTR Properties Inc., a Delaware corporation, Partner

By: _____
Norman Zavalkoff,
Assistant Vice President

(CORPORATE SEAL)

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, Sharon M Evans, a Notary Public in and for said County and State, Norman Zavalkoff, Assistant Vice President of RTR Properties Inc., a Delaware corporation, the within named bargainor, which whom I am presently acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

Witness my hand and seal, at office, on this the 12th day of January, 2000.

Sharon M Evans
Notary Public
My Commission Expires: June 20, 2003

(Signatures continue on next page)

By: ZS Properties Inc., a Delaware corporation, Partner

By: _____
Norman Zavalkoff,
President

(CORPORATE SEAL)

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, Sharon M Evans, a Notary Public in and for said County and State, Norman Zavalkoff, President of ZS Properties Inc., a Delaware corporation, the within named bargainor, which whom I am presently acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

Witness my hand and seal, at office, on this the 12th day of January, 2000.

Sharon M Evans
Notary Public
My Commission Expires: June 20, 2003

STATE OF Tennessee
COUNTY OF Davidson

Pursuant to Tennessee Code Annotated Section 67.4.409(a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $190,000.00

Sworn and subscribed to before me as of the 13 day of Jan., 2000.

Notary Public
My Commission Expires: 5/26/02

EXHIBIT "A"

Legal Description

All that lot or parcel of land, containing 0.87 acres, more or less, lying an being in the 1st Civil District of Davidson County, Tennessee, being designated as Lot 3 according to a plat entitled "Final Plat Lot 3, Resubdivision Northside Station", dated October 8, 1999, last revised November 11, 1999, recorded as instrument number 200001050001441 in the Register's Office of Davidson County, Tennessee, which plat is hereby incorporated into this description by reference and made a part hereof.

Being the same property conveyed to Austell Associates by Deed of Record in Book 9739, Page 262, in the Register's Office of Davidson County, Tennessee.

K:\SOFRAN.019\20302\legal Outlot D 2.wpd

EXHIBIT "B"

ENCUMBRANCES

1. Taxes and assessments for 2000 and subsequent years not yet due and payable.

2. Matters shown on Plat recorded in Book 8250, Page 873, Register's Office of Davidson County, Tennessee.

3. Reciprocal Easement Agreement recorded in Book 9379, Page 266, aforesaid records, as amended by that certain First Amendment to Reciprocal Easement Agreement recorded in Book 11484, Page 548, aforesaid records, as further amended by Second Amendment to Reciprocal Easement Agreement recorded or to be recorded in the aforesaid records.

4. Matters shown on the Final Plat of Lot 3, Resubdivision Northside Station prepared by Volunteer Surveying dated October 8, 1999, last revised November 11, 1999, recorded as instrument number 200001050001441, aforesaid records.

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