This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Instr:20000818008199?7 Page: 1 OF 2
REC'D FOR REC 08/18/2000 2:49:41PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $1912.90

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
J. G. Properties, LLC 101 Cumberland Ave., Suite 1000 Madison, TN 37115	Same	Map 34-2, Parcel 58

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **The Martin Companies, Inc.,** a Delaware corporation (the "Grantor"), has bargained and by these presents does transfer and convey unto **J. G. PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), its heirs and assigns, the following described real property located in Davidson County, Tennessee:

> A tract or parcel of land situated and lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:
>
> Being Lot No. 1-A on the Revised Final Flat of Rivergate Square, recorded September 17, 1992, in Plat Book 5200, Page 445, in the Register's Office of Davidson County, Tennessee, to which Plat reference is made for a more complete description.
>
> Being the same property conveyed to The Martin Companies, Inc., by deed from Corporate Investment and Leasing, Inc., of record in Book 9548, page 508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with said Grantee 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 except for (1) taxes for the year 2000 which are a lien, but not yet due and payable, and (2) all matters shown on the Plan of record in Book 5200, page 445, Register's Office for Davidson County, Tennessee.

Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever, except for as to those matters set forth herein to which this conveyance is made subject.

WITNESS my hand this 18th day of August, 2000.

The Martin Companies, Inc.,
a Delaware corporation

By: _____
Charles N. Martin, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared **Charles N. Martin, Jr.**, 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 President (or other officer authorized to execute the instrument), of The Martin Companies, Inc., the within named bargainor, a Delaware corporation, and that as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as said officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of August, 2000.

_____
Notary Public

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

_____
My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $517,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 18th day of August, 2000.

_____
Notary Public
My Commission Expires:

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002