Mail Tax Bills to:
First City National Bank of Houston
First City National Building
Houston, Texas

This instrument was prepared by:
W. John Shirley
Vinson, Elkins, Searls, Connally & Smith
2100 First City National Bank Building
Houston, Texas 77002

BOOK 4879 PAGE 521

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6142

WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THIS Indenture made this 3rd day of December, 1974, between REDMAN DEVELOPMENT CORPORATION, a Kansas corporation with offices at 2550 Walnut Hill Lane, City of Dallas, County of Dallas, State of Texas (hereinafter called "Grantor") and FIRST CITY NATIONAL BANK OF HOUSTON, a national banking association of the County of Harris, State of Texas (hereinafter called "Grantee") whose post office address is P. O. Box 2557, Houston, Texas 77001;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations of the cancellation by Grantee of that certain indebtedness evidenced by promissory note dated March 24, 1973, in the principal sum of $3,500,000.00 executed by Grantor payable to the order of Wells Fargo Realty Advisors, said note being described in and secured by Deed of Trust, Security Agreement and Assignment of Rents filed for record in Book 4693, Page 719 of the Official Records in the Office of the County Register of Davidson County, Tennessee, which said note and the liens securing said note were heretofore assigned to Grantee by Wells Fargo Realty Advisors by Assignment dated November 27, 1974, and filed for record in the Official Records in the Office of the County Register of Davidson County, Tennessee;

Receipt of all of which is hereby acknowledged and confessed, has ACKNOWLEDGED, GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does ACKNOWLEDGE, GRANT, BARGAIN, SELL and CONVEY, unto the said Grantee, its successors and assigns forever all that certain tract or parcel of land, together with all improvements thereon, situated and being in the County of Davidson, State of Tennessee, and described as follows, to-wit:

All those lands and property more specifically set out and described in Exhibit A hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD, the above described premises, with all and singular the hereditaments and appurtenances of and to the same belonging or in otherwise appertaining to the said Grantee, its successors and assigns forever.

The actual consideration for this transfer or value of property (whichever is greater) is $342,532.38.

GRANTEE:

FIRST CITY NATIONAL BANK OF HOUSTON

By _____

SUBSCRIBED TO AND SWORN before me this 3rd day of May, 1974.

_____
Notary Public

NOTARY PUBLIC
COUNTY OF HARRIS, TEXAS

Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

The said Grantor hereby covenants with the Grantee that it is lawfully seized in fee of the aforesaid premises; that it has good right to sell and convey the same to Grantor as aforesaid that the same are free of all encumbrances except for those encumbrances hereinbefore mentioned as being cancelled by virtue of this instrument and any and all restrictions, covenants, maintenance or similar charges, and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, shown of record in said county, and to all zoning laws, regulations, and ordinances of minicipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and the Grantor further covenants that it will forever warrant and defend the title and quiet possession to such real property, or any part thereof, unto the Grantee against all lawful claims whatever.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals the day and year above written.

REDMAN DEVELOPMENT CORPORATION

By Herbert R. Clayton
Vice President

ATTEST:

Winston L Gathmann
Assistant Secretary

STATE OF TEXAS §
§
COUNTY OF Dallas §

BEFORE ME, the undersigned Notary Public in the State and County aforesaid, personally appeared Herbert R Clayton, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Redman Development Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS MY HAND AND SEAL OF OFFICE in Dallas, _____, this 3rd day of December, 1974.

Marlene R Long
Notary Public in and for
Dallas County, Texas

My Commission Expires:

_____

EXHIBIT "A"

A TRACT of land in the 6th Civil District of Davidson County, Tennessee, being in the southwest quadrant of the Nolensville Road and Old Hickory Boulevard intersection, described according to a survey of Turner Engineering Co., Inc., dated November 9, 1972, revised February 2, 1973, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way of Nolensville Road, being 90 feet from the center line of said road and being South 5° 01' East a distance of 905.00 feet from a highway monument in the Nolensville Road and Old Hickory Boulevard intersection and proceeding as follows: leaving said right-of-way of Nolensville Road, South 84° 59' West a distance of 50 feet to an iron pin; thence with a curve to the left having a radius of 457.36 feet a distance of 196.90 feet to an iron pin; thence South 60° 19' West a distance of 178 feet to an iron pin; thence with a curve to the right having a radius of 619.22 feet, a distance of 386.90 feet to an iron pin; thence North 83° 53' West a distance of 608.06 feet to an iron pin; thence North 6° 07' east a distance of 25 feet to an iron pin; thence with a curve to the right having a radius of 1,524.78 feet a distance of 239.51 feet to an iron pin; thence North 74° 53' West a distance of 354.54 feet to an iron pin; thence North 8° 29' East a distance of 395.30 feet to a point; thence North 84° 00' East a distance of 405.54 feet to a point; thence South 58° 00' East a distance of 569.7 feet to a point; thence North 85° 50' East a distance of 290 feet to a point; thence South 52° 00' East a distance of 175 feet to a point; thence North 84° 59' east a distance of 270 feet to a point in the westerly right-of-way of Nolensville Road and being 90 feet from the center line of said road; thence with the right-of-way of Nolensville Road; South 5° 01' East a distance of 258.0 feet to the point of beginning and containing 19.884 acres, more or less.

Being property conveyed to Redman Development Corporation, by deed from Brentwood East Company, an Indiana limited partnership, of record in Book 4693, page 716, Register's Office for said County.

342532.38

JAN-6'75	CONV	*	.00		
JAN-6'75	S'TAX			A* 890.50	
JAN-6'75	PR'FEE			A* .50	
JAN-6'75	W'DEED			A* 6.00	* 897.00

C 8 3 4 2 3

IDENTIFICATION REFERENCE

JAN 6 2 27 PM '75

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.