WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

KNOW ALL MEN BY THESE PRESENTS:

May - To be assigned

THAT JETERO PROPERTIES, INC., a Texas corporation, (hereinafter called "Grantor"), for and in consideration of the sum of TEN ($10) DOLLARS cash and other good and valuable consideration to Grantor in hand paid by TANGLEWOOD II ASSOCIATES, LTD., a Tennessee limited partnership, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has BARGAINED and SOLD, and by these presents does hereby BARGAIN, SELL, CONVEY, and CONFIRM unto the Grantee that certain lot, tract or parcel of land (hereinafter called the "subject property") containing 14.89 acres of land, more or less, in Davidson County, Tennessee, being a part of the 5th Civil District of Davidson County, Tennessee, recorded in Book 4675, Page 20, R.O.D.C., and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

This conveyance is executed by the Grantor and accepted by Grantee subject to the following matters (hereinafter called the "Subject Encumbrances"):

1. Taxes: 1977, a lien, but not due and payable. Field Book No. 5DU-17360; Map & Parcel No. 113-16-216.

2. Easement granted First Suburban Utility District by J. D. Bloodworth and wife, as of record in Book 4000, Page 405, being a 20-foot permanent easement for the construction and maintenance of a sanitary sewer, and also an easement for a 30-foot temporary construction of the permanent easement which will be abandoned upon construction and acceptance of proposed sewer line.

3. Declaration of Easements by and between Jetero Properties, Inc., and John P. McGovern, dated August 22, 1975, filed and recorded September 29, 1975, of record in Book 4956, Page 745, said Register's Office.

4. Deed of Trust executed by Landevco, Inc., a Texas corporation, to R. G. Sneed, Jr., Trustee of Record, in Book 4716, Page 461, said Register's Office, dated June 6, 1973, to secure First City National Bank of Houston for the sum of $548,000, payable as therein specified.

5. Included in the above tract is a 20-foot permanent sewer easement across, the north portion of the property being more accurately described as follows:

a. Beginning at a point which is North 14° 45' West a distance of 600.45 feet from the point of beginning; thence,

b. Along the centerline of the sewer, North 53° 52' West a distance of 382.8 feet to a point; thence,

c. North 88° 25' West a distance of 333.5 feet to a point which is 48 feet from the northwest corner of the property.

Said easement is 10 feet either side of said centerline.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the said premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, but subject, however, to the Subject Encumbrances.

EXECUTED this 16 day of May, 1977.

JETERO PROPERTIES, INC.

By M. T. Patton
M. T. Patton
Executive Vice President

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared M. T. Patton, known to me to be the person and officer of JETERO PROPERTIES, INC., a corporation, whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said JETERO PROPERTIES, INC., a corporation and that he executed the same as the act and deed of such corporation, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVE UNDER MY HAND AND SEAL OF OFFICE this the 16th day of May, 1977.

Judith Phillips
Notary Public in and for
Harris County, T E X A S

My Commission expires
June 1, 1977

A tract of land located in the 5th Civil District of Davidson County, Tennessee, recorded in Book 4675, page 20, R. O. D. C. and more particularly described as follows:

Beginning at an iron pin in the southeast corner of the herein described tract being in the west line of Barcelona Apartments Section 1 as recorded in Book 4175, page 152, R. O. C. C., said iron pin being North 14° 45' West a distance of 580.92 feet from a concrete monument in the north right-of-way line of Harding Place, said concrete monument being the concrete monument as described in the beginning point of Phase I and proceeding as follows:

1. South 66° 10' 10" West a distance of 225.45 feet to an iron pin; thence,

2. With a curve to the left having a radius of 841.35 feet a distance of 200.06 feet to an iron pin; thence,

3. North 40° 31' 14" West a distance of 255.97 feet to an iron pin; thence,

4. South 65° 30' West a distance of 83.44 feet to an iron pin; thence,

5. South 5° 00' West a distance of 500 feet to an iron pin; thence,

6. South 85° 10' West a distance of 74 feet to an iron pin; thence,

7. South 27° 30' West a distance of 35' to an iron pin; thence,

8. South 83° 45' West a distance of 118 feet to an iron pin being in the east line of Welch Meadows Section 2 as recorded in Book 3700, page 60, R. O. D. C.; thence,

9. With said line, North 13° 25' 58" West a distance of 20 feet to a concrete monument; thence,

10. North 0° 39' 02" East a distance of 261.85 feet to a concrete monument; thence,

11. South 85° 24' 42" West a distance of 35.89 feet to a concrete monument; thence,

12. North 5° 14' 25" West a distance of 42.83 feet to an elm tree; thence,

13. North 15° 59' 22" East a distance of 324 feet to a concrete monument; thence,

14. North 2° 37' 32" East a distance of 218.83 feet to a concrete monument, said monument being in the northeast corner of Welch Meadows Section 2 and being in the southeast corner of the M. D. Hale property; thence,

15. With the east line of the M. D. Hale property, North 8° 43' 26" West a distance of 197.52 feet to a concrete monument; thence,

16. North 9° 49' 25" West a distance of 131.75 feet to a concrete monument; said monument being in the east line of Highview Acres Section 2 as recorded in Book 2854, page 98, R. O. D. C.; thence,

17. With the south boundary of Southeastern Properties, South 88° 04' 15" East a distance of 316.10 feet to a concrete monument; thence,

18. With the east boundary of the Southeastern Properties, North, 11° 08' 44" west a distance of 365.35 feet to a concrete monument in the south and east rights-of-way of Old Paragon Mills Road; thence,

19. With said right-of-way, North 49° 46' East a distance of 7.11 feet to a concrete monument; thence,

20. Leaving said right-of-way, South 43° 24' 26" East a distance of 461.95 feet to a concrete monument; thence,

21. South 15° 57' 30" East a distance of 180.91 feet to a concrete monument; thence,

22. South 14° 45' East a distance of 729.80 feet to the point of beginning and containing 14.89 acres, more or less, as per survey by Turner Engineering Company dated August 8, 1973.

INCLUDED in the above tract is a 20-foot permanent sewer easement across, the north portion of the property being more accurately described as follows:

1. Beginning at a point which is North 14° 45' West a distance of 600.45 feet from the point of beginning; thence,

2. Along the centerline of the sewer, North 53° 52' West a distance of 382.8 feet to a point; thence,

3. North 88° 25' West a distance of 333.5 feet to a point which is 48 feet from the northwest corner of the property.

Said easement is 10 feet either side of said centerline.

JUL 11 77	CONV	90,000.00			
JUL 11 77	CONV	90,000.00			
JUL 11 77	CONV	90,000.00			
JUL 11 77	CONV	30,000.00			
JUL 11 77	S'TAX		B*	780.00	
JUL 11 77	PR'FEE		B*	.50	
JUL 11 77	W'DEED		B*	10.00	* 790.50

BOOK 5169 PAGE 488

RECORDING DATA ONLY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M T Patte
Affiant

IDENTIF. REFERENCE
JUL 1 58 PM '77
LOUISE DAVIDSON COUNTY, TENN.

E 137201

STATE of TEXAS
COUNTY OF HARRIS

SUBSCRIBED and sworn to before me this 16th day of May 1977.

Judith Philips
Notary Public

(SEAL) NOTARY PUBLIC COUNTY OF HARRIS, TEXAS

My commission expires 6-1-77

Property Address — UNIMPROVED

Mail tax bills to: Treasurer
Jetero Properties, Inc.
6234 Richmond Avenue
Houston, Texas 77057

This instrument prepared by:

T. Lee Ramsey, Jr.
Jetero Corporation
6234 Richmond Avenue
Houston, Texas 77057

State Tax	$780.00
Register's fee	.50
Recording fee	10.00
TOTAL	$790.50