OFFICIAL RECEIPT

This Instrument Prepared By:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

BOOK 6191 PAGE 525

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
SAN ANTONIO - TENNESSEE Joint Venture c/o Robert L. Goldberg 426 One Alamo Center 106 S. St. Mary's San Antonio, Texas 78205	SAME	34-2-100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE (hereinafter referred to as "Grantor"), has bargained and sold and by these presents does transfer and convey unto SAN ANTONIO - TENNESSEE JOINT VENTURE, a State of Texas Partnership (hereinafter referred to as "Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tenenssee, being Lot 1-B on the Revised Final Plat of Rivergate Square, recorded September 17, 1982, in Book 5200, page 445, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at an iron pin in the south margin of Gallatin Pike (U.S. 31-E) lying in the common boundary line between Lot 1-B and Lot 2 as shown on the Revised Final Plat of Rivergate Square, of record in Book 5200, page 445, in the Register's Office for Davidson County, Tennessee; thence, along the southern margin of Gallatin Pike with a curve to the left having a radius of 2864.63' and a chord bearing and distance of North 48 degrees 30' 02" E, 172.13' to an iron pin; thence, South 45 degrees 40' 54" E 300.00' to an iron pin; thence, South 48 degrees 30' 02" W, 172.13' to an iron pin set in the common line between Lot 1-B and Lot 2 as shown on the Revised Final Plat of Rivergate Square; thence, South 45 degrees 40' 54" E 300.00' to an iron pin in the southern margin of Gallatin Pike being the point of beginning. Containing 1.18 acres, more or less.
>
> Being the same property conveyed to Third National Bank in Nashville by deed from Valda Martz, of record in Book 6008, page 232, Register's Office for Davidson County, ,Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

12/09 916.50- CHECK

8535

OFFICIAL RECEIPT

And Grantor does covenant with the 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 as of record.

And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Third National Bank in Nashville, by and through its duly authorized officer, has hereunto set its hand as of the 9th day of December, 1983.

THIRD NATIONAL BANK IN NASHVILLE

BY: D F Phillips

Title: Sr. V.P.

STATE OF TENN.)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Howard L. Gibson
Affiant

Subscribed and sworn to before me,
this 9 day of DECEMBER, 1983.

Linda Dare Winton
NOTARY PUBLIC

My Commission Expires: 10/19/86

Dec 9 1 27 PM '83
IDENTIFICATION REFERENCE
RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. F. Phillips, 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 Senior Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a corporation, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Senior Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of December, 1983.

Linda Dare Winton
NOTARY PUBLIC

My Commission Expires:

10/19/86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6191 PAGE 527

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			350000.00-	CAMT.
			910.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 916.50-
			8535A12/09/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91255

IDENTIF. REFERENCE

DEC 9 1 27 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 999175