This instrument prepared by:
Mark H. Westlake
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 6265 PAGE 141

RUSH

I 1 3 7 4 8

IDENTIF. REFERENCE

APR 5 11 33 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 862,000.

W B Grantham
Affiant

Subscribed and sworn to before me this 4 day of April, 1984.

Mark H Westlake
Notary Public

My commission expires: 2-6-88

NOTARY PUBLIC AT LARGE STATE OF TEXAS

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sunchase Investments, Ltd. 4322 N. Beltline Road Suite B-206 Irving, Texas 75038	Same	Map 161 Parcels 42 & 147

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST CITY NATIONAL BANK OF HOUSTON, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Sunchase Investments, Ltd., a Texas limited partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

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

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

AND the Grantor does hereby covenant with the said SUNCHASE INVESTMENTS, LTD. 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 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 municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property, the only restrictions being: 1984 taxes, a lien, but not yet due and payable and an Easement for transmission line and/or lines conveyed to the United States of America by Ernest K. Hardison, Jr., and wife, of record in Book 2400, page 596, said Register's Office;

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

WITNESS my hand, this the 3rd day of April, 1984.

FIRST CITY NATIONAL BANK OF HOUSTON

BY: Robert A Brooks
Senior Vice President

5353

STATE OF)
COUNTY OF)

Before me, the undersigned, of the State and County aforesaid, personally appeared ROBERT G. BROOKS, 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 V.P. of FIRST CITY NATIONAL BANK OF HOUSTON, the within named bargainor, a corporation, and that he as such Senior V.P. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Robert G. Brooks.

WITNESS my hand and official seal at _____, this the 3rd day of April, 1984.

Debra S. Brown
NOTARY PUBLIC

DEBRA S. BROWN
Notary Public, State of Texas
My Commission Expires August 1, 1984

NOTARY PUBLIC * STATE OF TEXAS *

My commission expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land located in the Second Civil District of Nashville, Davidson County, Tennessee, located on the South side of Old Hickory Boulevard approximately 1135 feet West of the centerline of Nolensville Road, shown as Tract II, according to a survey dated March 30, 1984 by Jackie L. Dillehay, Registered Land Surveyor, License no. 1417, described as follows:

Beginning at a point in the South R.O.W. margin of Old Hickory Boulevard, said point being located 1050.44 feet West along the South R.O.W. margin of Old Hickory Boulevard from the projected intersection of the aforementioned margin and the West R.O.W. margin of Nolensville Road, said point being the Northwest corner of Tract I and the Northeast corner of Tract II herein described;

Thence leaving said R.O.W. and with a new line between Tract I and Tract II, S 17° 09' 37" W, 100.00 feet to a point;

Thence, S 8° 32' 00" W, 160.72 feet to a point at the beginning of a curve to the left;

Thence, with said curve having a radius of 200.00 feet, a curve distance of 166.35 feet, a chord bearing of S 15° 17' 43" E and a chord length of 161.60 feet, to a point within a 150 foot wide TVA easement as of record in Deed Book 2400, page 596;

Thence N 87° 33' 49" E, 216.12 feet to a point in the South property line of Brentwood East Commercial Park as of record in Book 5044, Page 531, Deed Book 5072, Page 296, and Deed Book 5072, Page 298, R.O.D.C., said point also being in the North margin of said TVA easement;

Thence, leaving Tract I and with the property line of the aforementioned Commercial Park, and the North margin of said easement, S 69° 01' 15" E, 637.98 feet to a point, the Northwest corner of Tract IV;

Thence, leaving the said Brentwood East Commercial Park property and with a new line between Tract II and IV, S 4° 58' 00" E, 260.25 feet to a point, the Northeast corner of Tract III;

Thence, leaving Tract IV and with a new line between Tract II and III, S 76° 34' 06" W, 231.74 feet to a point;

Thence, S 13° 25' 54" E, 60.00 feet to a point;

Thence, S 23° 25' 54" E, 175.00 feet to a point in the North property line of American Fletcher National Bank Property as of record in Book 5319, Page 119, R.O.D.C., being a point on a curve to the right;

Thence, leaving Tract III with American Fletcher's property line, with said curve having a radius of 619.22 feet, a curve length of 319.83 feet, a chord bearing of S 81° 21' 47" W and a chord length of 316.29 feet to a point;

Thence, N 83° 49' 41" W, 608.10 feet to a point;

Thence N 6° 10' 00" E, 25.00 feet to a point, the beginning of a curve to the right;

Thence, with said curve having a radius of 1524.78 feet, a curve length of 239.51 feet, a chord bearing of N 10° 39' 57" E, and a chord length of 239.29 feet to a point;

Thence, N 74° 49' 59" W, 354.54 feet to a point;

Thence, N 8° 28' 18" E, crossing said TVA easement, 860.96 feet to a point in the South R.O.W. margin of Old Hickory Blvd.;

Thence, leaving said American Fletcher National Bank Property, with said margin, S 81° 28' 00" E, 395.00 feet to a point, the beginning of a curve to the left;

Thence, with said curve, having a radius of 2874.53 feet, a curve distance of 13.63 feet, a chord bearing of S 81° 36' 09" E and a chord length of 13.63 feet, to the point of beginning;

Containing 22.67 acres;

Being a portion of the same property conveyed to First City National Bank of Houston from Redman Corporation, by Warranty Deed as of record in Book 4879, Page 521, and Book 4879, Page 532, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6265 PAGE 145

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

862000.00- CAMT.
2241.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2253.70-
6353A04/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:37 4:8

IDENTIF. REFERENCE T

APR 5 11 33 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26180