BOOK 8390 PAGE 921

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

152582

IDENTIFICATION REFERENCE

SEP 27 2 56 PM '84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 710,000 .

Affiant

Subscribed and sworn to before me this 27th day of September, 1984.

Notary Public

My commission expires: 4/21/85

SPECIAL CORPORATE WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Hickory Heights Enterprises 5080 Spectrum Drive, Suite 915 E. DALLAS, TEXAS 75248	Hickory Heights Enterprises same	Map 161 Parcel 93

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, American Fletcher National Bank and Trust Company, a national banking association with its principal office in Indianapolis, Indiana, has bargained and sold, and by these presents, does transfer and convey to Hickory Heights Enterprises, a Texas partnership, its successors and assigns forever, that certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto, subject to the exceptions stated therein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hickory Heights Enterprises, its successors and assigns forever.

American Fletcher National Bank and Trust Company further covenants and binds itself and its representatives to warrant and forever defend the title to the said land to the said Hickory Heights Enterprises, its successors and assigns, against the lawful claims of all persons claiming by, through or under American Fletcher National Bank and Trust Company, but against no others.

IN WITNESS WHEREOF, American Fletcher National Bank and Trust Company has caused its name to be signed and its corporate seal affixed thereto by its duly authorized officers on this 20th day of September, 1984.

(CORPORATE SEAL)

ATTEST:

J. Earl Wilkes, Assistant Vice President

AMERICAN FLETCHER NATIONAL BANK
AND TRUST COMPANY

By: Wayne R. Nelis
Wayne R. Nelis, Vice President

STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, a Notary Public for the State and County aforesaid, Wayne R. Nelis and J. Earl Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged themselves to be Vice President and Assistant Vice President respectively, of American Fletcher National Bank and Trust Company, the within named bargainor, a national bank association, and who acknowledged that they executed the foregoing instrument for the purpose therein contained by signing the name of the association, by Wayne R. Nelis as Vice President, and affixing the corporate seal of the association thereto, by J. Earl Wilkes as Assistant Vice President.

WITNESS my hand and seal this 20th day of September, 1984.

Charlene A. Stevens
NOTARY PUBLIC

My commission expires:

CHARLENE A. STEVENS
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXPIRES OCT. 18 1986

EXHIBIT "A"

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Nolensville Road and on the north by Old Hickory Boulevard, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Nolensville road, said pin being 1,200.00 feet, more or less, south of the southerly margin of Old Hickory Boulevard and being the northeast corner of tract of Bill Henry, et ux, of record in Book 4012, Page 401, Register's Office for Davidson County, Tennessee; thence, with said Henry's north line, north 83 degrees 38 minutes 04 seconds west, 1,248.13 feet to a planted stone; thence, generally with fence line, south 06 degrees 00 minutes 40 seconds west, 1,196.52 feet to an iron pipe; thence, south 07 degrees 01 minutes 04 seconds west, 434.49 feet to an iron pipe in the north line of Lester L. Turbeville, of record in Book 5466, Page 308, Register's Office for Davidson County, Tennessee; thence, with Turbeville's north line, north 83 degrees 56 minutes 53 seconds west, 537.73 feet to an iron pin, the northeast corner of Mayday Land Company, of record in Book 5835, Page 319, Register's Office for Davidson County, Tennessee; thence, with said Mayday Land Company's line as follows: north 81 degrees 56 minutes 32 seconds west, 157.16 feet to an iron pin; north 83 degrees 35 minutes 49 seconds west, 424.90 feet to a point; north 84 degrees 11 minutes 11 seconds west, 544.77 feet to an iron pin; north 03 degrees 38 minutes 13 seconds east, 436.09 feet to an iron pin; north 06 degrees 22 minutes 32 seconds east, 190.80 feet to an iron pin; north 02 degrees 10 minutes 25 seconds east, 210.69 feet to an iron pin; north 04 degrees 26 minutes 34 seconds east, 161.38 feet to an iron pin; north 08 degrees 25 minutes 58 seconds east, 213.01 feet to an iron pin; north 04 degrees 52 minutes 48 seconds east, 187.20 feet to a point; north 07 degrees 48 minutes 19 seconds east, 321.87 feet to an iron pin; north 04 degrees 46 minutes 55 seconds east, 125.19 feet to an iron pin; north 00 degrees 50 minutes 54 seconds east, 160.95 feet to an iron pin; north 06 degrees 06 minutes 17 seconds east, 616.11 feet to an iron pin; north 09 degrees 12 minutes 39 seconds east, 155.80 feet to an iron pin; north 13 degrees 54 minutes 06 seconds east, 73.85 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said southerly margin as follows: in an easterly direction with a curve to the right having a central angle of 12 degrees 01 minute 42 seconds and a radius of 1,402.50 feet for a distance of 294.44 feet to a point at an offset; with said offset, south 00 degrees 08 minutes 26 seconds west, 10.00 feet to a point; continuing with southerly margin of Old Hickory Boulevard with a curve to the right having a central angle of 08 degrees 34 minutes 20 seconds, and a radius of 1,392.50 feet for a distance of 208.34 feet to a point; south 81 degrees 17 minutes 14 seconds east, 291.66 feet to a point at an offset; with said offset, north 08 degrees 42 minutes 46 seconds east, 10.00 feet to a point; south 81 degrees 17 minutes 14 seconds east, 489.04 feet to an iron pin, the northwest corner of First City National Bank of Houston, of record in Book 4829, Page 521, Register's Office for Davidson County, Tennessee; thence, with said First City National Bank line as follows: south 08 degrees 27 minutes 07 seconds west, 860.63 feet to an iron pin; south 74 degrees 53 minutes 00 seconds east, 354.54 feet to an iron pin; in a southerly direction with a curve to the left having a central angle of 09 degrees 00 minutes, a radius of 1,524.78 feet, and a chord of south 10 degrees 37 minutes west, 239.27 feet for a distance of 239.51 feet to a point; south 06 degrees 07 minutes 00 seconds west, 25.00 feet to an iron pin; south 83 degrees 53 minutes 00 seconds east, 608.06 feet to an iron pin; with a curve to the left having a radius of 619.22 feet, and a central angle of 35 degrees 48 minutes for a distance of 386.90 feet to an iron pin; north 60 degrees 19 minutes 00 seconds east, 178.00 feet to an iron pin; with a curve to the right having a central angle of 24 degrees 40 minutes, and a radius of 457.36 feet, for a distance of 196.60 feet to an iron pin; north 85 degrees 01 minute 08 seconds east, 50.04 feet to an iron pin in the westerly margin of Nolensville Road; thence, with said westerly margin as follows: south 04 degrees 57 minutes 29 seconds east, 165.00 feet to a point; south 85 degrees 02 minutes 31 seconds west, 50.00 feet to a point; south 04 degrees 57 minutes 29 seconds east, 101.40 feet to a point; with a curve to the right having a central angle of 01 degree 40 minutes 38 seconds and a radius of 4,128.00 feet, for a distance of 120.84 feet to the point of beginning, containing 4,696,145 square feet or 107.81 acres, more or less.

Being a portion of the property conveyed to American Fletcher National Bank and Trust Company by deed from Pechette and Associates, Inc., of record in Book 5207, Page 426, and re-recorded in Book 5319, Page 119, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. Taxes for 1984, a lien, but not yet due and payable.

2. A 50 foot wide permanent easement, of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee, extending westerly from Nolensville Road.

3. A 150 foot wide TVA transmission line easement, of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee, extending across northerly portion of property.

It is the express intent of the Grantor to convey with special warranty only that property included in the above described property as conveyed to Grantor by deed from Pechette and Associates, Inc., of record in Book 5207, Page 426, and re-recorded in Book 5319, Page 119, Register's Office for Davidson County, Tennessee. Any difference is hereby conveyed without warranty.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			710000.00-	CAMT.
			1846.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 1858.50-
			3997A09/27/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 52582

IDENTIF. REFERENCE

DEP 27 2 56 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0073327