THIS INSTRUMENT PREPARED BY:

BOOK 6455 PAGE 53

Andrew B. Gibson, Jr.
Suite 200, 430 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $910,000.00 .

Affiant

Subscribed and sworn to before me this 20 day of December 1984.

NOTARY PUBLIC

My Commission Expires: 11-1-87

I.7.1.8.1.2

IDENTIF. REFERENCE

Dec 21 8 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

Address New Owner:	Send Tax Bills To:
Providence Construction, Inc. 8500 Mopac North, Suite 801 Austin, Texas 78759	Providence Construction Co. 8500 Mopac North, Suite 801 Austin, Texas 78759

Map and Parcel No:
Map (Part of)
Parcel 161 93

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, HICKORY HEIGHTS ENTERPRISES, a Texas partnership, has bargained and sold, and by these presents, does transfer and convey to Providence Construction, Inc., a Texas corporation, 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 to the said PROVIDENCE CONSTRUCTION, INC., its successors and assigns forever.

HICKORY HEIGHTS ENTERPRISES further covenants and binds itself and its representatives to warrant and forever defend the title to the said land to the said PROVIDENCE CONSTRUCTION, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, HICKORY HEIGHTS ENTERPRISES has caused its name to be signed and affixed thereto by its duly

12/21 373.55 CHECK

7511

authorized partners on this the 13 day of DECEMBER, 1984.

FOR JOE FEAGIN

JOE D. FEAGIN, Partner
HICKORY HEIGHTS ENTERPRSES
by Attorney in Fact,
Marian Tomescu, of Record
in Book 6455, page 52,
Register's Office of Davidson
County, Tennessee

MARIAN TOMESCU, Partner
HICKORY HEIGHTS
ENTERPRISES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforesaid, MARIAN TOMESCU, and MARIAN TOMESCU on behalf of JOE D. FEAGIN as his attorney in fact, who acknowledged that he executed the within instrument as the free act and deed of the within JOE D. FEAGIN, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13 day of December, 1984.

NOTARY PUBLIC

My Commission Expires:

11-1-87

The provisions on the contract entered into on August 15, 1984, between Grantor and Grantee are hereby made a part of and incorporated herein with the statements of this Deed, and all provisions of said contract are acknowledged to continue on with this Deed until complete fulfillment of all obligations in said contract.

"EXHIBIT A"

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying south of Old Hickory Boulevard and generally west of Nolensville Road and being more particularly described as follows:

Being Lot No. 1 on the Subdivision Plat of Timber Ridge Apartments of record in Book 6250, page 254, Register's Office of Davidson County, Tennessee;

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westwardly 1,340 feet, more or less from the westerly margin of Nolensville Road;

Thence, S 08° 17' 07" W, 860.03 feet to a point;

Thence, S 74° 53' E, 354.54 feet to a point;

Thence, with a curve to the left having a central angle of 09° 00' and a radius of 1,524.78 feet, a distance of 239.51 feet to a point;

Thence, S 06° 07' W, 25.00 feet to a point in the northerly margin of a proposed roadway;

Thence, with said roadway along a curve to the left having a central angle of 75° 41' 33" and a radius of 313.518, a distance of 414.18 feet to a point;

Thence, N 79° 22' 25" W, 153.68 feet to a point;

Thence, N 63° 50' 44" W, 307.07 feet to a point in the easterly margin of a proposed roadway;

Thence with said easterly margin N 23° 27' 08" E, 585.87 feet to a point;

Thence with a curve to the left having a central angle of 38° 44' 22" and a radius of 451.669 feet, a distance of 305.39 feet to a point;

Thence, N 15° 17' 14" W, 335.72 feet to a point;

Thence, with a curve to the right having a central angle of 24° 00' and a radius of 210.23 feet, a distance of 88.06 feet to a point;

Thence, N, 08° 42' 46" E, 35.00 feet to a point;

Thence, with a curve to the right having a central angle of 90° 00' and a radius of 25.00 feet, a distance of 39.27 feet to a point in the southerly margin of Old Hickory Boulevard.

Thence, with said southerly margin S 81° 17' 14" E, 395.00 feet to the point of beginning.

Containing 568,778 square feet, or 13.057 acres, more or less.

Being a portion of the property conveyed to Hickory Heights Enterprises by deed from American Fletcher National Bank and Trust Company, of record in Book 6390, page 921, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. 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.

2. 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.

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

910000.00- CAMT.
2366.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2378.50-
751 A 12/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 1. 8. 1. 2

IDENTIF. REFERENCE

DEC 21 8 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95279