Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Etto Corporation 900 Town & Country Lane Suite 303 Houston, Texas 77024	Same	163-BOOK 6479 PAGE 512

This instrument was prepared by Smith, Underwood, Carmichael & Floyd, 5757 Alpha Road, Tenth Floor, Dallas, Texas, 75240.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Guaranty Service Land Corporation, a Texas corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey, unto Etto Corporation, a Texas corporation (the "Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property");

PROVIDED, HOWEVER, this conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference;

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, Grantee's successors and assigns, forever; and Grantor covenants with the Grantee that the Property is free from all encumbrances made or sufferred by itself, except to the extent otherwise set forth in this Deed; and Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

This is unimproved property, known as Parcel J-3 located in Hickory Hollow Terrace, Section One, First Revision, of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00.

Affiant

Subscribed and sworn to before me this 18th day of January, 1985.

Notary Public,

My commission expires:

1-18-87

01/23 1315.50- CHECK
1.7.8.5.3.9
IDENTIF. REFERENCE
JAN 23 2 30 PM '85
DAVIDSON COUNTY, TN
3684

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 18th day of January, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

GUARANTY SERVICE LAND CORPORATION
a Texas corporation

By: _____
its VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandra L. Pleasant, of the state and county aforesaid, personally appeared John S. Akin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of the Guaranty Service Land Corporation the within named bargainor, a corporation and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tenn, this 18th day of January, 1985.

_____
NOTARY PUBLIC

My Commission Expires: 1-18-87

SANDRA L. PLEASANT NOTARY PUBLIC AT LARGE TENNESSEE

"EXHIBIT A"

Land in Davidson County, Tennessee, being part of Lot No. J-3 on the Plan of Hickory Hollow Terrace, Section One, First Addition as of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land located in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Bell Road and partially on the north by Hickory Hollow Terrace, more particularly described as follows:

Beginning at a point 280.70 feet, bearing N 26° 19' E, from a concrete monument in the northerly margin of Mt. View Road along the east line of Tomlin Industrial Company as recorded in Book 6282, page 763, R.O.D.C., Tenn.;

Thence, along said line N 26° 19' E, 576.00 feet to a common corner between James E. Craighead, Tomlin Industrial Company, and the property described herein;

Thence, S 61° 48' E, 226.83 feet to a point in the west line of Lot J-4;

Thence, S 34° 18' W, 90.00 feet with the west line of Lot J-4;

Thence, with the south line of Lot J-4, S 62° 18' E, 488.76 feet;

Thence, with a curve to the right having a central angle of 02° 35', a radius of 1,225.00 feet, 55.23 feet, and a chord bearing S 61° 00' E, 55.23 feet;

Thence, in a southerly and easterly direction and around a cul-de-sac terminating Hickory Hollow Terrace, said curve having a central angle of 237° 52' a radius of 50.00 feet, a distance of 207.58 feet and a chord bearing and distance of S 01° 21' W, 87.52 feet;

Thence, with a curve to the right having a central angle of 62° 11', a radius of 50.00 feet, 54.26 feet;

Thence, with a curve to the right having a central angle of 27° 23', a radius of 1,175.20 feet, 561.41 feet, and a chord bearing S 41° 42' E, 556.09 feet;

Thence, S 24° 52' E, 91.08 feet;

Thence, with a curve to the right having a central angle of 92° 03', a radius of 25.00 feet, 40.17 feet;

Thence, with Bell Road along a curve to the right having a central angle of 05° 10', a radius of 1,562.14 feet, 140.82 feet and a chord bearing S 66° 37' W, 140.77 feet;

Thence, S 69° 12' W, 232.99 feet;

Thence, leaving Bell Road, N 20° 48' W, 208.72 feet;

Thence, N 53° 00' W, 244.96 feet to the easterly line of Lot J-2;

Thence, N 12° 00' E, 330.00 feet;

Thence, N 78° 00' W, 380.00 feet;

Thence, S 37° 00' W, 50.00 feet to a point;

Thence, N 86° 26' E, 383.06 feet to the point of beginning.

Containing 10.63 acres, more or less.

1. Real Estate taxes for 1985, which have been prorated between the parties.

2. Easements, setback lines, and conditions of the Owner's Certificate shown on the Plan of record in Book 5200, Page 697, Register's Office for Davidson County, Tennessee.

3. A perpetual easement of access for pedestrian and vehicular traffic between the westerly terminus of Hickory Hollow Terrace, as shown on the recorded Plan of Hickory Hollow Terrace, Section One, aforesaid, and a pump station now under construction near the northern margin of Parcel J-3, immediately west of Parcel J-4, said easement of access being located along the northern-most portion of Parcel J-3 entirely within the public utility easement shown on the recorded plan.

4. In the event that the Metropolitan Government of Nashville and Davidson County, Tennessee, does not accept responsibility for the cost of maintaining that certain pump station, shown on Lot J-3, on the Plan of Section One, Hickory Hollow Terrace, of record in Plat Book 5200, Page 697, Register's Office for Davidson County, Tenneessee, the Grantee shall share in the expenses of such maintenance on a prorata basis, based upon the acreage contained within the real property shown on the Plan of Section One, Hickory Hollow Terrace, which is serviced by said pump station.

5. All restrictive covenants, easements and agreements contained in that certain deed from Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tenneessee corporation, d/b/a Hickory Hollow Associates, a joint venture, to Grantor, recorded in Book 6215, Page 71 et. seq., Register's Office of Davidson County, Tennessee, including, without limitation, the restrictive covenants set forth in Exhibit "B" which is attached to such deed and incorporated herein by reference.

6. Tract is encumbered by the following easements:

   A. Columbia Gulf Transmission Company easement containing three pipelines traversing the easterly portion of the parcel.

   B. A public utility easement along the westerly property line.

   C. A 20-foot wide public utility, access and drainage easement along the northerly property line adjacent to Lot J-4.

   The above public utilities easements include sewage pump station and force main to serve the property.

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____ BOOK 6479 PAGE 517

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

500000.00- CAMT.
1300.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1315.50-
5684A01/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 5 3 9

IDENTIF. REFERENCE

JAN 23 2 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103246