BOOK 6843 PAGE 689

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Briley/Lebanon Land Associates		Map 95-3
750 East Mulberry	Same	Parcel 23
Suite 500		FB# 3DZ-3940
San Antonio, TX 78212		

This instrument prepared by: George R. Fusner, Jr., WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, BRILEY PARKWAY, LTD., a Tennessee limited partnership, ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto BRILEY/LEBANON LAND ASSOCIATES, a Texas general partnership, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater, for
[this transfer is $1,600,000.00.
[
[
[
[
[Subscribed and sworn to before me this 29th day of April, 1986.
[
[
[
[My Commission Expires: 1-18-87
[

AFFIANT

NOTARY PUBLIC

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on this the 28th day of April, 1986, effective April 29, 1986.

GRANTOR

BRILEY PARKWAY, LTD.,
a Tennessee limited partnership

BY: Freeman Properties, Inc.,
Corporate General Partner

BY: Glenda C. McClellan
Glenda C. McClellan
Vice President/Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Debbie A. Baker, a Notary Public of the State and County aforesaid, personally appeared GLENDA C. MCCLELLAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President/Secretary of FREEMAN PROPERTIES, INC., Corporate General Partner of BRILEY PARKWAY, LTD., a Tennessee limited partnership, the within named bargainor; a partnership, and that she as such Vice President/Secretary executed the foregoing instrument for the purpose therein contained, by signing of the name of the partnership by Freeman Properties, Inc. as Corporate General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of April, 1986.

Debbie A Baker
Notary Public

DEBBIE A. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-8-89

EXHIBIT A

BRILEY PARKWAY, LTD.
TO
BRILEY/LEBANON LAND ASSOCIATES

PROPERTY DESCRIPTION

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southwesterly corner of Lebanon Road and Briley Parkway, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Lebanon Road at its intersection with the right-of-way for the access ramp to Briley Parkway:

THENCE, with the right-of-way for said access ramp, the following calls:

South 02 degrees 44 minutes 28 seconds West, 10.13 feet to a point;

South 73 degrees 56 minutes 11 seconds East, 213.92 feet to a concrete monument;

South 47 degrees 24 minutes 20 seconds East, 670.15 feet to a concrete monument;

With a spiral curve, having a chord of S 13 degrees 50 minutes 40 seconds East, 189.04 feet to a concrete monument;

With a curve to the right, 536.28 feet to a concrete monument in the northwesterly margin of Briley Parkway, said curve having a central angle of 23 degrees 03 minutes 41 seconds, a radius of 1,332.40 feet, a tangent of 271.82 feet and a chord of South 17 degrees 38 minutes 32 seconds West, 532.68 feet;

THENCE, with said margin of Briley Parkway, the following calls:

With a spiral curve, having a chord of South 32 degrees 08 minutes 25 seconds West, 240.08 feet to a concrete monument;

South 35 degrees 04 minutes 50 seconds West, 25.14 feet to a concrete monument;

South 59 degrees 49 minutes 20 seconds West, 55.36 feet to a concrete monument;

South 33 degrees 44 minutes 46 seconds West, 350.40 feet to a concrete monument;

South 06 degrees 56 minutes 30 seconds West, 56.79 feet to a concrete monument;

South 33 degrees 41 minutes 50 seconds West, 262.64 feet to a concrete monument;

South 32 degrees 55 minutes 54 seconds West, 203.28 feet to a concrete monument;

With a curve to the left 139.59 feet to a concrete monument, said curve having a central angle of 2 degrees 41 minutes 51 seconds, a radius of 2,964.79 feet, a tangent of 69.81 feet, and a chord of South 30 degrees 28 minutes 25 seconds West, 139.57 feet;

THENCE, leaving the northwesterly margin of Briley Parkway and following the east line of Craigmeade Subdivision, as of record in Book 3300, page 13, Register's Office for Davidson County, Tennessee, with the following calls:

North 03 degrees 34 minutes 22 seconds East, 951.86 feet to a point;

North 02 degrees 56 minutes 38 seconds East, 340.93 feet to a cedar post;

North 03 degrees 32 minutes 25 seconds East, 502.90 feet to a concrete monument at the intersection of the westerly line of the herein described tract and the northeasterly right-of-way of Craigmeade Circle into the herein described tract;

With said northeasterly right-of-way line North 56 degrees 04 minutes 40 seconds West, 88.28 feet to a concrete monument;

With a curve to the right, 39.27 feet to a concrete monument in the easterly margin of Craigmeade Drive, said curve having a central angle of 90 degree 00 minutes, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of North 11 degrees 04 minutes 40 seconds West, 35.36 feet;

With said easterly margin of Craigmeade Drive and a curve to the left, 399.20 feet to a concrete monument, said curve having a central angle of 41 degrees 38 minutes 30 seconds, a radius of 549.27 feet, a tangent of 208.88 feet and a chord of North 13 degrees 06 minutes 05 seconds East, 390.47 feet;

With said easterly margin of Craigmeade Drive North 07 degrees 43 minutes 10 seconds West, 37.90 feet to a concrete monument;

With a curve to the right 39.27 feet to a point in the southerly margin of Lebanon Road, said curve having a central angle of 90 degrees 00 minutes, a radius of 25.000 feet, a tangent of 25.00 feet and a chord of North 37 degrees 16 minutes 50 seconds East, 35.36 feet;

With said southerly margin of Lebanon Road, North 82 degrees 16 minutes 50 seconds East, 3.70 feet to the Point of Beginning;

Containing 25.12 acres, more or less.

BEING the same property conveyed to Briley Parkway, Limited, a Tennessee limited partnership, by Deed of Robert E. Baker, Trustee, of record in Book 4927, page 489, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS
BRILEY PARKWAY, LTD.
TO
BRILEY/LEBANON LAND ASSOCIATES

1. 1986 Real Property Taxes, which have been prorated and assumed by the Grantee;

2. Easement for sanitary sewers and/or storm drainage being 20 feet wide, granted Metropolitan Government of Nashville and Davidson County, Tennessee, together with a 20 foot temporary construction easement, which will be abandoned upon completion of construction of record in Book 4403, page 94, Register's Office for Davidson County, Tennessee;

3. Restrictions recorded in Book 3135, page 283, Register's Office for Davidson County, Tennessee (as to Parcel A, reserved, as described in said restrictions), as modified by instrument of record in Book 6680, page 862, Register's Office for Davidson County, Tennessee.

4. The land in question adjoins and abuts Briley Parkway, which is a controlled access highway, and the land in question has no right of ingress and egress to said Parkway;

5. No warranty, express or implied, is made as to the exact amount of acreage contained in the Property, this being a sale and conveyance in gross;

6. Easement for Tennessee Valley Authority as set out in Book 1181, page 555, Register's Office for Davidson County, Tennessee.

7. Subject to all matters as set out on the survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated September 27, 1972, revised March 24, 1986, Job No. 4885 and 8668-09.

8. The encroachment of a 165 foot old stone wall fence as shown on survey by Barge, Waggoner, Sumner & Cannon, Inc., dated September 27, 1972 and revised March 24, 1986.

IDENTIFICATION REFERENCE
96420
APR 30 3 17 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

CO · 1.600.000-00

4160.CO CSTAX
.50 PRFEE
15.00 WDEED
CHECK 4175.50-
8853A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96420

IDENTIFICATION REFERENCE

APR 30 3 17 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 242802