WARRANTY DEED

This instrument prepared by:
I. C. Waddey, Jr.
WADDEY & JENNINGS
500 Church Street
Nashville, TN 37219

mail

FROM: Perry R. Senn, Trustee
616 Texas St. at Cherry
Suite 104
Ft. Worth, TX 76102

TO: Banner, Inc.
6502 Slide Road
Lubbock, TX 79424

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Banner, Inc. 6502 Slide Road Lubbock, TX 79424	Same	141-2 141-3 141-4 127-38.2

STATE OF TEXAS
COUNTY OF LUBBOCK

The actual consideration or value, whichever is greater, for this transfer is $3,496,500.00.

BANNER, INC.

Affiant J. T. Wiley
Vice President

Subscribed and sworn to before me, this the 2nd day of May, 1986.

Teresa Caswell
Notary Public

My Commission expires: 6-5-89.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Perry R. Senn, Trustee, with full power to sell, transfer, mortgage, and convey without joinder of beneficiary, herein after called the GRANTOR, has this day bargained and sold, and by these presents does hereby transfer and convey unto Banner, Inc., a Texas corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

98285

IDENTIFI REFERENCE

MAY 6 4 23 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A TO WARRANTY DEED
FROM PERRY R. SENN, TRUSTEE TO BANNER, INC.

Dated May 2, 1986

Subject to the meandering and natural flow of the Harpeth River, and the rights of any upper and lower riparian owners. According to a survey by Michael V. Holmes & Associates dated January 31, 1986, revised April 23, 1986 and April 25, 1986, and assigned Job No. 86-007, the property is subject to flooding as noted on said survey.

Easement for electric power transmission granted to the Tennessee Electric Power Company of record in Book 787, Page 17, Registrar's Office for Davidson County, Tennessee.

A portion of the subject property lies within the bounds of Hooten-Hows Road, a public right of way.

That portion of the subject property which is Lot 6 of Merrymount Acres, Section 1, a plat of which is of record in Plat Book 3700, Page 17, said Registrar's Office, is subject to the following matters shown on said plat: an Owner's Certificate, a 100-foot right of way in favor of TVA, a 60-foot minimum building setback line from U. S. Highway 70S, a 10-foot drainage easement along the rear lot line, and a 20-foot access reserved along the common boundary of Lots 5 and 6. Said Owner's Certificate reads as follows:

Owner's Certificate

"I hereby certify that I am the owner and adopt the Plan of the Subdivision of the Property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until a system of sewers is installed and made accessible to such lot or lots or otherwise approved by the Metropolitan Planning Commission and the Health Officers and under no condition shall such lot or lots be made to produce less area than prescribed by the Restrictive Covenants Book ____, Page ____, running with the title to the Property."

Warranty Deed of record in Book 3033, Page 185, said Registrar's Office conveys approximately 4.45 acres to the south of northwesterly corners of the subject property. Said deed of record in Book 3033, Page 185, contains the following provisions:

"Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed [to the State of Tennessee].

"The grantor will have rights of access to frontage roads both north and south of the above described land and on the land that did belong to C. T. Braswell."

According to a survey by Michael V. Holmes & Associates dated January 31, 1986, revised April 23, 1986 and April 125, 1986, and assigned Job No. 86-007, the property is subject to:

(1) two residences and numerous detached buildings are located on the subject property;

(2) a TVA transmission line easement across the northerly portion of the property;

(3) electric service lines for the two existing residences on the property.

By judgment of the Second Circuit Court of Davidson County, Tennessee, of record in Book 3162, Page 553, fee title to a tract of land containing 17.80 acres, more or less, and lying south of the southern boundary of the subject property, was vested in the State of Tennessee for highway purposes, including "all rights of ingress and egress to, from and across the same, to and from abutting lands," subject to the right of the property owners, "their heirs and assigns, [to] have access to frontage roads only which will be constructed within the margins of the above tract."

Restrictive covenants of record in Book 3910, Page 809, said Register's Office, are applicable only to that portion of the subject property which is Lot 6 of Merrymount Acres, Section 1, a plat of which is of record in Book 3700, Page 17, said Register's Office.

Deed of Trust from Perry R. Senn, Trustee, to Oscar B. Hofstetter, Jr., Trustee, of record in Book 6849, Page 663, Register's Office of Davidson County, Tennessee, a lien to secure the payment of indebtedness in the amount of $1,219,338.00 owed by the said Perry R. Senn, Trustee, to Clyde V. Alexander, Jr., et al.

A tract of land in Davidson County, State of Tennessee. North of Intersate 40, and East of the Harpeth River, described as follows:

Beginning at the point of intersection of centerline of Hooten-Hows Road and the Westerly margin of Highway 70, thence with the Westerly margin of Highway 70 609.0 feet to the true point of beginning.

Thence South 59°36'47" West 272.53 feet to an iron pin.
Thence South 59°57'51" West 1719.02 feet to an iron pin.
Thence South 29°18'08" East 567.89 feet to an iron pin
Thence South 59°51'29" West 142.45 feet to a pipe in ground.
Thence North 28°54'56" West 567.05 feet to an iron pin.
Thence South 58°57'00" West 135.04 feet to a pipe in ground.
Thence South 06°23'13" West 22.26 feet to an iron pin.
Thence South 08°53'12" West 292.13 feet to an iron pin.
Thence South 01°54'21" West 292.13 feet to an iron pin.
Thence with a curve to the right (having a central angle of 24°22'13" and a radius of 2714.70 feet) a distance of 1154.71 feet to a concrete monument.
Thence North 14°25'10" East 70.10 feet to a concrete monument.
Thence North 66°54'07" West 634.01 feet to a concrete monument.
Thence South 01°10'54" East 72.27 feet to a concrete monument.
Thence North 66°48'29" West 594.00 feet to Centerline River.
Thence North 21°51'24" East 216.50 feet to a point.
Thence North 14°44'21" East 312.67 feet to a point.
Thence North 05°39'11" West 242.94 feet to a point.
Thence North 20°36'30" West 449.66 feet to a point.
Thence North 37°54'38" West 85.16 feet to a point.
Thence North 31°27'37" West 202.40 feet to a point.
Thence North 58°15'33" West 178.83 feet to a point.
Thence North 49°37'11" West 181.13 feet to a point.
Thence North 45°18'55" West 440.30 feet to a point.
Thence leaving centerline of Harpeth River North 31°07'36" East 85.00 feet to an iron pin.
Thence North 31°07'36" East 707.85 feet to an iron pin.
Thence North 22°51'13" East 270.17 feet to an iron pin.
Thence North 29°52'40" East 373.56 feet to an iron pin.
Thence North 32°33'05" East 273.24 feet to an iron pin.
Thence South 89°47'22" East 164.13 feet to an iron pin.
Thence South 83°07'21" East 228.88 feet to an iron pin.
Thence South 75°24'12" East 158.28 feet to an iron pin.
Thence South 79°56'08" East 176.60 feet to an iron pin.
Thence South 73°47'16" East 172.24 feet to an iron pin.
Thence South 83°57'23" East 225.90 feet to an iron pin.
Thence North 36°28'36" East 1268.05 feet to an iron pin.
Thence North 35°59'23" East 160.00 feet to an iron pin.
Thence South 54°00'37" East 20.00 feet to an iron pin.
Thence South 35°59'23" West 160.00 feet to an iron pin.
Thence South 23°22'16" East 459.03 feet to an iron pin.
Thence North 63°22'45" East 328.33 feet to an iron pin.
Thence with a curve to the right (having a central angle of 09°33'45" and a radius of 904.80 feet) a distance of 151.01 feet to an iron pin.
Thence South 16°56'51" East 328.21 feet to an iron pin.
Thence South 73°15'21" West 319.75 feet to an iron pin.
Thence South 17°01'58" East 327.42 feet to a concrete monument.
Thence North 61°10'25" East 342.74 feet to a concrete monument.
Thence South 05°44'24" West 260.71 feet to an iron pin.
Thence South 08°02'55" West 435.19 feet to an iron pin.
Thence South 06°57'19" West 444.49 feet to an iron pin.
Thence South 29°13'38" East 14.43 feet to an iron pin.
Thence South 66°55'04" East 119.35 feet to an iron pin.
Thence North 47°57'56" East 282.94 feet to an iron pin.
Thence South 57°43"11" East 207.12 feet to an iron pin.
Thence South 47°13'50" West 237.36 feet to pipe in ground.
Thence South 50°38'38" East 200.01 feet to pipe in ground.
Thence South 51°37'11" East 196.46 feet to an iron pin.
Thence South 34°55'33" East 147.88 feet to an iron pin.
Thence North 48°18'26" East 846.16 feet to pipe in ground.
Thence South 35°41'37" East 564.18 feet to a concrete monument.
Thence South 35°41'37" East 130.62 feet to point of begining containing 12,144,270.36 square feet or 278.794 acres.

The above described property is the same property conveyed to the Grantor herein pursuant to a Warranty Deed to Perry R. Senn, Trustee, with full power to sell, transfer, mortgage, and convey without joinder of beneficiary from Clyde V. Alexander, Jr., et al. of record in Book 6849, Page 663, said Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title, and interest thereto belonging, including any right, title, and interest of GRANTOR in and to adjacent streets, alleys, or rights-of-way, and any fixtures and articles of personal property attached to said tract or parcel of land and owned by GRANTOR, to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said tract or parcel of land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit A attached hereto and incorporated herein by reference; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and defend the title to the said tract or parcel of land to GRANTEE, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the 2nd day of May, 1986.

Perry R. Senn, Trustee
with full power to sell, transfer, mortgage, and convey without joinder of beneficiary

STATE OF TEXAS
COUNTY OF LUBBOCK

Personally appeared before me, Teresa Caswell, a Notary Public in and for said County and State, the within named Perry R. Senn, Trustee, with full power to sell, transfer, mortgage, and convey without joinder of beneficiary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lubbock, Texas, this 2nd day of May, 1986.

Teresa Caswell
Notary Public

My Commission expires: 6-5-89.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6849 PAGE 673

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. 3,496,500.00

9090.90 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 9103.40-
1084A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98285

IDENTIFI REFERENCE

MAY 6 4 23 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 244990