D 0437

BOOK 6929 PAGE 457

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Watson & Taylor Holding Joint Venture c/o Watson & Taylor Realty Company 4015 Beltline Road Dallas, Texas 75244-2398	Same	Map 134 Parcel 54

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, EVSVS ASSOCIATES, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said WATSON & TAYLOR HOLDING JOINT VENTURE, a Texas joint venture (the "Grantee"), Grantee's successors and assigns, a 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").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $713,289.50.

Affiant

Subscribed and sworn to before me this 16th day of July 1986.

Notary Public
My Commission Expires: 4-17-88

2. Restrictive Covenants contained in instrument of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Section Nine, Metroplex, of record in Book 6900, page 15, said Register's Office.

24913

IDENTIFICATION REFERENCE

Jul 25 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved property, located on Metroplex Drive, Nashville, Tennessee.

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 suffered by it, 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, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of July, 1986.

EVSVS ASSOCIATES, a
Tennessee joint venture

By: _____
W. Gerald Ezell,
joint venturer

By: _____
George A. Volkert,
joint venturer

By: _____
Richard W. Sorenson,
joint venturer

By: _____
Carl H. Vereen,
joint venturer

By: _____
J. Benjamin Steele,
joint venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 24 day of July, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/28/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Burton, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 16th day of July, 1986.

Brenda Burton
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Burton, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 16th day of July, 1986.

Brenda Burton
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Barton, a Notary Public of the state and county aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 11th day of July, 1986.

Brenda Barton
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Barton, a Notary Public of the state and county aforesaid, personally appeared J. Benjamin Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, this 10th day of July, 1986.

Brenda Barton
Notary Public

My Commission Expires: 4-17-88

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Nine, Metroplex, of record in Book 6900, page 15, Register's Office for said County, and being bounded on the East by Metropolex Drive and Paragon Mills Road; on the South and West by Interstate Highway Number 24; on the North by Lot 2, Section Nine, Metropolex and being more particularly described as follows:

BEGINNING at a concrete monument at the intersection of the West right-of-way line of Metroplex Drive and the west right-of-way line of Paragon Mills Road; thence with the west right-of-way line of Paragon Mills Road, South 05 deg. 14 min. 26 sec. West, 691.96 feet to a concrete monument at the intersection of the west right-of-way line of Paragon Mills Road and the east right-of-way line of Interstate Highway Number 24; thence with the east right-of-way line of Interstate Number 24 North 71 deg. 22 min. 49 sec. West, 14.57 feet to a concrete monument; thence North 33 deg. 27 min. 00 sec. West, 669.12 feet to an iron pin corner common with Lot 2, Section Nine, Metroplex, in the east right-of-way line of Interstate Highway Number 24; thence with Lot 2, North 56 deg. 31 min. 39 sec. East, 409.46 feet to an iron pin; thence North 33 deg. 28 min. 21 sec. West, 50.00 feet to an iron pin; thence North 56 deg. 31 min. 39 sec. East, 32.00 feet to an iron pin corner common with Lot 2 in the west right-of-way line of Metroplex Drive; thence with the west right-of-way line of Metroplex Drive, South 33 deg. 28 min. 21 sec. East, 190.69 feet to the point of beginning, containing 185,270 square feet, (4.25)acres, more or less.

BEING property conveyed to EVSVS Associates, a Tennessee Joint Venture by and among W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen and J. Benjamin Steele, by deed from EVSV Associates, a Tennessee Joint Venture, of record in Book 5977, page 353, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6929 PAGE 462

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

713288.50-
1977.82
.50
15.00
2359A07/25/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24913

IDENTIFICATION REFERENCE

JUL 25 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275626