Box 41

SPECIAL WARRANTY DEED

BOOK 6948 PAGE 938

FROM: Crescent Properties Company, Grantor

TO: Hal Pettigrew, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Hal R. Pettigrew
% Crown Oaks, Inc.
777 Mercantile Parkway
Suite 580
Arlington, TX 76011

Send Tax Bills To: Same

Map-Parcel Numbers

183-0-56

Field Book Numbers

5D-57660

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Two Hundred Thousand Dollars ($3,200,000).

Michael W. Fortay, attorney-in-fact for Hal R. Pettigrew
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of August, 1986.

Denise M. Lawley
Notary Public

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of obligations of Grantor pursuant to a certain promissory note dated March 28, 1974, in the original principal amount of $1,700,000.00, having a present outstanding principal balance of $1,149,973.48, and the obligation of the grantor or mortgagor under the deed of trust more fully described below, securing the note, Crescent Properties Company, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Hal Pettigrew, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto.

This is improved property, known as 1550 Heil Quaker Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Restrictive Covenants of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. Easements, notes, and other matters shown on the recorded Plan of record in Book 4675, page 112, said Register's Office.

4. Deed of Trust of record in Book 4801, page 335 as supplemented by Supplemental Deed of Trust of record in Book 4925, page 618, as assigned by instrument of record in Book 4925, page 658, as modified by Modification Agreement of record in Book 4941, page 850, said Register's Office.

5. Assignment of Rents of record in Book 4801, page 341, said Register's Office.

6. Financing Statement of record in Book 4801, page 339, as assigned by Assignment of record in Book 4925, page 621, said Register's Office.

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, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 13th day of August, 1986.

CRESCENT PROPERTIES COMPANY

By: [signature]

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Kermit C. Stengel, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of CRESCENT PROPERTIES COMPANY, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at Office in Nashville, this 13th day of August, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

3 1 5 0 1

IDENTIFICATION REFERENCE

AUG 13 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2458W/7-29-86

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Interchange City Industrial Park, Section XIII, as of record in Book 4675, page 112, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the east margin of Heil-Quaker Boulevard, said point being 430.52 feet south of the center line of Corporate Place and said point being common with the southwest corner of Section XI of Interchange City Industrial Park, of record in Book 4675, page 91, Register's Office of Davidson County, Tennessee; thence S 81 deg. 31' E a distance of 503.61 feet; thence along a curve to the right with radius of 1145.92 feet, a distance of 122.00 feet; thence S 75 deg. 28' E a distance of 510.14 feet; thence S 44 deg. 26' W a distance of 656.30 feet to the south margin of Carrier Drive; thence along same N 81 deg. 31' W a distance of 746.23 feet; thence N 58 deg. 38' W a distance of 96.23 feet to the east margin of Heil-Quaker Boulevard; thence northwardly along a curve to the left with radius of 1175.92 feet a distance of 555.17 feet; thence N 4 deg. 19' E a distance of 11.32 feet to the point of beginning, containing an area of 12.932 acres, more or less.

Being the same property conveyed to Crescent Properties Company, a Tennessee corporation by deed from Nashville One Associates, a Virginia Limited Partnership of record in Book 5305, page 578, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in Davidson County, Tennessee, described as per survey of Hart-Freedland-Roberts, Inc., dated December 10, 1973, and revised February 12, 1974, and April 30, 1974, as follows:

Beginning at a point in the eastern margin of Realty International Inc., said point being 137.41 feet from the southeast corner; thence along the eastern margin of said property N 44 deg. 26' E a distance of 63.43 feet to a point; thence S 8 deg. 29' W a distance of 51.34 feet to a point; thence N 81 deg. 31' W a distance of 37.23 feet to the point of beginning containing 0.022 acres, more or less.

Being the same property conveyed to Crescent Properties Company by deed from McDowell Development Corporation of record in Book 5317, page 242, corrected in Book 5402, page 602, Register's Office for Davidson County, Tennessee.

2472W/7-28-86

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

RECEIVED OF _____

FOR _____

BOOK 6948 PAGE 942

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
		3,200,000.00 CAMT		
			8968.00 CSTAX	
			.50 PRFEE	
			12.00 MORTP	
			CHECK 8978.50-	
9893A08/13/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3150 I

IDENTIFICATION REFERENCE

Aug 13 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 282981