5529
File Box 38

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

(NO MORTGAGEE)
Send Tax Bills to:
New Owner

Address New Owner(s):

Braewood Development Corporation
1231 Greenway Drive, Suite 300
Irving, Texas 75038

Map: 62-2-A
Parcels: 52, 53, 54, 74, 75, 76, 80, 81, 82, 83, 24, 23, 22, 21, 20, 19, 18, 4, 3, 2, 1, 89, 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CROSS PROPERTIES, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Braewood Development Corporation, a Texas Corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being Lot Numbers 14B, 15A, 15B, 62A, 62B, 63A, 65A, 65B, 66A, 66B, 69A, 69B, 70A, 70B, 71A, 71B, 72A, 79A, 79B, 80A, 80B, 89A, 89B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Cross Properties by deed from L. Winston Biggs and wife, Linda J. Biggs, of record in Book 6728, page 757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 property taxes, which have been prorated and will be paid by Grantor; (2) Declaration of Covenants, Conditions and Restrictions for River Trace, of record in Book 6851, page 370, Register's Office for Davidson County, Tennessee, as amended of record in Book 6982, Page 747, Register's Office for Davidson County, Tennessee; (3) Charter and By-laws of River Trace Homeowners Association, Inc., of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee; (4) All matters appearing on the Plan, of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee; (5) T.V.A. and N.E.S. Easement of record in Book 1163, page 341 and Book 3959, page 595, Register's Office for Davidson County, Tennessee, as to Lot 15B only.

This is unimproved property.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 1986.

71843

IDENTIFICATION REFERENCE

DEC 11 8 53 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

CROSS PROPERTIES, a Tennessee general partnership

By: J. W. Cross

J. W. CROSS III, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. W. Cross, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Cross Properties, the within named bargainor, a partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at office in Brentwood, Tennessee, this 5th day of December, 1986.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $397,440.00.

AVP
Affiant

Subscribed and sworn to before me, this 9th day of December, 1986.

Notary Public

My Commission Expires: 4/19/87

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

RECEIVED OF _____

FOR _____

BOOK 7065 PAGE 867

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
			397440.00	CO TX.
			1112.72	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 1119.22
			57059212/11/86 3AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1843

IDENTIFICATION REFERENCE

Dec 11 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No21542