Box 37 (APC)

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Address New Owner:	Map-Parcel Numbers:
Hickory Downs Venture, composed of Hickory Downs, Ltd. and Atlas Realty Company 2777 Allen Parkway Houston, Texas 77019	Map 174 Parcels 29 & 30
Send Tax Bills To:	**Address of Mortgagee:**
Same	American General Investment Corporation 2777 Allen Parkway Houston, Texas 77251
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Harold Ferguson and wife, Clara Ferguson (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Hickory Downs Venture, a joint venture composed of Hickory Downs, Ltd., a Tennessee limited partnership, and Atlas Realty Company, a Texas corporation (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 this reference (the "Property").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $888,700.00.

Joseph V. Farrell Jr.
Affiant

Subscribed and sworn to before me this 12th day of December, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/8/87

NOTARY PUBLIC

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

2. Subject to all matters shown on the survey of Morrow & Associates dated December 9, 1986, as revised December 11, 1986.

This is improved property located on Old Franklin Road, 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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of December, 1986.

Harold Ferguson
HAROLD FERGUSON

Clara Ferguson
CLARA FERGUSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Clara Ferguson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed tne within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of ~~November~~ December, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 2/18/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Harold Ferguson, 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 Nashville, Tennessee, this 12th day of December, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

EXHIBIT A

TRACT ONE

Being a 20-foot wide access right-of-way bounded on the West by Old Franklin Road; on the North by Elsie Hall; on the East by Tract Two herein described; on the South by Elsie Hall and being more particularly described as follows:

Beginning at an iron pin corner in the East right-of-way line of Old Franklin Road, said pin being located South 07° 03' 18" W, 99.24 feet from the Northeast corner of Elsie Hall property;

Thence leaving Old Franklin Road, and thru the Elsie Hall property, the following bearings and distances:

Thence N 89° 54' 48" E, 157.13 feet to a point;
Thence S 85° 43' 59" E, 70.35 feet to a point;
Thence S 66° 07' 36" E, 71.58 feet to a point;
Thence S 54° 04' 58" E, 160.13 feet to a point;
Thence S 57° 13' 46" E, 96.12 feet to a point;
Thence S 57° 59" 30" E, 63.75 feet to a point;
Thence S 67° 13' 02" E, 89.29 feet to a point;
Thence S 75° 27' 00" E, 96.31 feet to a point in the West line of Tract 2, herein described, said point being located S 07° 23' 14" W, 29.80 feet from the Northeast corner of the Elsie Hall property;

Thence with the West line of Tract 2, S 07° 23' 14" W, 20.16 feet to a point;

Thence leaving Tract 2 and thru the Elsie Hall property, the following bearings and distances:

Thence N 75° 27' 00" W, 100.26 feet to a point;
Thence N 67° 13' 02" W, 92.34 feet to a point;
Thence N 57° 59' 30" W, 65.49 feet to a point;
Thence N 57° 13' 46" W, 96.80 feet to a point;
Thence N 54° 04' 58" W, 158.56 feet to a point;
Thence N 66° 07' 36" W, 66.01 feet to a point;
Thence N 85° 43' 59" W, 66.14 feet to a point;
Thence S 89° 54' 48" W; 158.88 feet to an iron pin in the East right-of-way line of Old Franklin Road;

Thence with the East right-of-way of Old Franklin Road, N 07° 03' 18" E, 20.16 feet to the point of beginning.

Containing 0.37 acres, more or less.

Being the same property conveyed to Harold Ferguson by Deeds of record in Book 1011, page 591 and Book 4482, page 792, Register's Office, Davidson County, Tennessee.

TRACT TWO

Being a parcel of land bounded on the West by Elsie Hall, Tract 1 herein described and Herman Mize; on the North by Herman Mize and Seaboard Systems Railroad; on the East by R.H. and W.H. Bonds; on the South by R.H. & W.H. Bonds, Elsie Hall and Mary Guthrie and being more particularly described as follows:

Beginning at a point in the center of Collins Creek, said point being the Northeast corner of Elsie Hall and a corner common wth Herman Mize;

Thence with Herman Mize the following bearings and distances;

Thence N 07° 43' 54" E, 433.73 feet to a point;
Thence S 66° 55' 03" E, 1910.58 feet to a point;
Thence S 82° 18' 03" E; 554.15 feet to a point, a corner common with Herman Mize in the South right-of-way line of Seaboard Systems Railroad;

Thence with the South right-of-way line of Seaboard Systems Railroad, S 50° 07' 06" E, 1184.63 feet to a point, a corner common with R.H. & W.H. Bonds in the South right-of-way line of Seaboard Systems Railroad;

Thence with R.H. & W.H. Bonds the following bearings and distances;

Thence S 07° 18' 35" W, 383.06 feet to a point;
Thence N 85° 25' 45" W, 698.29 feet to a point;
Thence N 83° 25' 00" W, 807.08 feet to a point;
Thence S 08° 49' 16" W, 207.66 feet to a point;
Thence N 83° 16' 00" W, 712.26 feet to a point;
Thence N 09° 46' 24" W, 208.23 feet to a point;
Thence N 85° 42' 26" W, passing a corner common with R.H. & W.H. Bonds and Elsie Hall, a total distance of 685.74 feet to a point; a corner common with Mary Guthrie in the North line of Elsie Hall;

Thence with Mary Guthrie, N 11° 29' 41" W, 299.66 feet to a point;

Thence continuing with Guthrie, N 83° 18' 29" W, 330.79 feet to a point, a corner common with Mary Guthrie in the East line of Elsie Hall;

Thence with Elsie Hall, N 07° 23' 14" E, 925.50 feet to the point of beginning.

Containing 88.50 acres, more or less.

Being the same property conveyed to Harold Ferguson by Deed of record in Book 3848, page 208, Register's Office, Davidson County, Tennessee.

7269

IDENTIFI REFERENCE

Dec 12 4 21 PM '86

FELIX P. 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

800700.00 CAMT.
2480.36 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 2503.86
6752A12/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72669

IDENTIFICATION REFERENCE

Dec 12 4 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No22544