This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

MORTGAGEE:
None

Bol 35

BOOK 7072 PAGE 633

ADDRESS NEW OWNER(S):

Murray Income Properties II, Ltd.
P.O. Box 401640
5520 LBJ Freeway, Suite 600
Dallas, Texas 75240

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NO.:

Map 103-14
Parcel 26
Field Book
8DA-46155

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WHITE BRIDGE PARTNERS, a Tennessee general partnership, hereinafter the Grantor, has bargained and sold, and by these presents does transfer and convey unto MURRAY INCOME PROPERTIES II, LTD., a Texas limited partnership, hereinafter the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference, together with the buildings, structures, fixtures and improvements situated on said land owned by Grantor (said land, structures, fixtures and improvements being herein together referred to as the "Property").

The herein described Property is improved property, known as Paddock Place, White Bridge Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with any and all right, title and interest of Grantor in and to any strips or gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, and the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And the Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit "B". And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and

to its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand, by and through its duly authorized officers or representatives, this 15 day of DECEMBER, 1986.

WHITE BRIDGE PARTNERS,
a Tennessee General Partnership

By: CRC EQUITIES, INC.,
General Partner

By: John W Barton III

Title: V.P.

EXHIBIT "A"

Land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of White Bridge Road and westerly of Brookwood Terrace, being Lot No. 1 on the plan of Paddock Place, of record in Book 6250, page 709, Register's Office for Davidson County, Tennessee, and being more particularly described in the survey of Barge, Waggoner, Sumner and Cannon, Inc., as follows:

BEGINNING at an iron pin in the southerly margin of White Bridge Road, said point being the southwesterly return of Brookwood Terrace;

THENCE, along a curve to the right, a curve of 34.00 feet and a central angle of 85° 17' 39", a distance of 50.61 feet to a point in the westerly margin of Brookwood Terrace;

THENCE, with said westerly margin S 26° 42' W, 308.05 feet to a concrete monument;

THENCE, with the common boundary of Hillwood Terrace Subdivision, Section II, as of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee, N 63° 18' W, 560.00 feet to a point;

THENCE, N 26° 42' E, 387.44 feet to a point in the southerly margin of White Bridge Road;

THENCE, along said margin, along a curve to the left, a radius of 1,478.39 feet and a central angle of 2° 57' 51", a distance of 76.48 feet to a point;

THENCE, S 58° 35' 39" E, 454.29 feet to the point of beginning.

Containing 202,793 square feet or 4.66 acres, more or less.

Being the same property conveyed to White Bridge Partners, a Tennessee general partnership, by deed from White Bridge Road Partners, a joint venture, of record in Book 6654, page 596, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. a. Taxes for 1986, which have been prorated and assumed by Grantee:

Map 103-14, Parcel 26
Field Book 8DA-46155
$27,173.44, UNPAID

b. Taxes for subsequent years, not yet due and payable.

2. An easement reserved by the Metropolitan Government of Nashville and Davidson County, of record in Book 5934, page 723, Register's Office for Davidson County, Tennessee, to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto, and as shown on the As-Built Survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated September 29, 1986, as revised December 15, 1986.

3. The Plan of record in Book 6250, page 709, Register's Office for Davidson County, Tennessee, shows an owner's certificate, easements within that portion of White Bridge Road closed by Ordinance 082-912, a 10-foot easement for public utilities and drainage along the south line of premises, and certain notes and other matters; said easements also being shown on the As-Built Survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated September 29, 1986, as revised December 15, 1986.

4. Matters shown on the As-Built Survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated September 29, 1986, as revised December 15, 1986.

5. Lease Agreement, dated March 4, 1986, by and between White Bridge Partners, as landlord, and Ashley Jewelers, Inc., as amended by Addendum I, dated April 24, 1986, and Addendum III, dated August 15, 1986.

6. Lease Agreement, dated June 27, 1986, by and between White Bridge Partners, as landlord, and Audio Video Components Inc., d/b/a Hi Fi Buys, as tenant, as amended by Addendum I, dated June 27, 1986, and Addendum II, dated December 9, 1986.

7. Lease Agreement, dated August 26, 1986, by and between White Bridge Partners, as landlord, and Belle Meade Florist, Inc., as tenant, as amended by Addendum I, dated August 27, 1986, and Addendum II dated December 11, 1986.

8. Lease Agreement, dated June 24, 1986, by and between White Bridge Partners, as landlord, and The Beveled Edge, as tenant, as amended by Addendum I, dated June 24, 1986.

9. Lease Agreement, dated June 6, 1986, by and between White Bridge Partners, as landlord, and Bon Appetit, Inc., as tenant, as amended by Addendum I and Addendum II, both dated June 6, 1986.

10. Lease Agreement, dated July 31, 1986, by and between White Bridge Partners, as landlord, and Cheveux, Inc., as tenant, as amended by Addendum I and Addendum II, both dated July 31, 1986.

11. Lease Agreement, dated February 11, 1986, by and between White Bridge Partners, as landlord, and Conte Philips, Inc., as tenant, as amended by Addendum I and Addendum II, both dated February 11, 1986.

12. Lease Agreement, dated May 12, 1986, by and between White Bridge Partners, as landlord, and Cheasepeake Trading Co., Ltd., d/b/a Expressions Custom Furniture.

13. Lease Agreement, dated June 25, 1986, by and between White Bridge Partners, as landlord, and Roger D. Scruggs, d/b/a Heads Up Hair Cutting Centers, as tenant, as amended by Addendum I, dated June 25, 1986.

14. Lease Agreement, dated August 26, 1985, by and between White Bridge Partners, as landlord, and How Sweet It Is, Inc., as tenant, as amended by Addendum I and Addendum II, both dated August 26, 1985, and Addendum III, dated April 8, 1986.

15. Lease Agreement, dated September 24, 1986, by and between White Bridge Partners, as landlord, and Integrity Fashions, Inc., as tenant, as amended by Addendum I, dated September 24, 1986.

16. Lease Agreement, dated June 19, 1986, by and between White Bridge Partners, as landlord, and Men of Measure Clothing, Inc., d/b/a Man of Stature *Big and Tall, as tenant, as amended by Addendum I, dated June 19, 1986.

17. Lease Agreement, dated August 18, 1986, by and between White Bridge Partners, as landlord, and Mirrors of Distinction, Inc., as tenant, as amended by Addendum I, dated August 18, 1986.

18. Lease Agreement, dated July 15, 1986, by and between White Bridge Partners, as landlord, and Nashville Rod & Gun Co., as tenant, as amended by Addendum I, dated July 15, 1986.

19. Lease Agreement, dated March 10, 1986, by and between White Bridge Partners, as landlord, and Jerry and Anita James d/b/a The Party Store, as tenant, as amended by Addendum I, dated March 10, 1986.

20. Lease Agreement, dated August 12, 1985, by and between White Bridge Partners, as landlord, and Rafferty's, Inc., as tenant, as amended by Addendum I, dated August 12, 1985, and Amendment to Lease, dated November, 1985; a Memorandum of Lease Agreement being of record in Book 7071, page 843, Register's Office for Davidson County, Tennessee.

21. Lease Agreement, dated June 18, 1986, by and between White Bridge Partners, as landlord, and Red Violet, Inc., as Tenant, and Addendum I, dated June 18, 1986.

22. Lease Agreement, dated September 23, 1986, by and between White Bridge Partners, as landlord, and Ultimate Home and Leisure, as tenant, as amended by Addendum I, dated September 23, 1986, and Addendum II, dated December 11, 1986.

23. Lease Agreement, dated August 12, 1985, by and between White Bridge Partners, as landlord, and Walden Book Company, Inc., as tenant.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Barton, 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 Vice President of CRC Equities, Inc., a partner of White Bridge Partners, the within named bargainor, a partnership, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Vice President of CRC Equities, Inc., as a partner of White Bridge Partners.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of December, 1986.

Loretta Sue Popplewell
Notary Public

(SEAL)

My Commission Expires: November 12, 1990

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000,000.

Brent Burk
Affiant Vice President of Murray Realty Investors I

Sworn to and subscribed before me this 15th day of December, 1986.

Loretta Sue Popplewell
Notary Public

My Commission Expires: November 12, 1990

74048

IDENTIFICATION REFERENCE

Dec 17 3 46 PM '86

FELIX P. MCCALLUM, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7072 PAGE 669

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
		10,000,000.00	CONV.	
			280 .0 [illegible]TX	
			.50 PRFEE	
			16.00 WDEED	
			CHECK 28016.50	
			8310 12/17/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74048

IDENTIFICATION REFERENCE

Dec 17 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No24071