BOOK 7073 PAGE 735

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
The Nashville 50 Joint Venture 910 Houston Street, Suite 310 Fort Worth, Texas 76102	Victoria Savings & Loan 800 Vantage San Antonio, Tx. 78230	173-48 and 173-49

7445

INSTRUMENT REFERENCE

Dec 18 12 51 PM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 474,850.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 1986.

Notary Public

Commission expires: May 13, 1990

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MARTHETTA DENHAM KEENE, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto THE NASHVILLE 50 JOINT VENTURE, hereinafter referred to as Grantee, its successors and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Two certain tracts of land in the Second Civil District of Nashville, Davidson County, Tennessee, as shown on the survey of Joseph G. Petroskey & Associates, dated November 15, 1986, being bounded and described as follows:

TRACT ONE:

Being a certain tract of land located in the Second Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

Beginning at an iron pin (new), said pin being in the West right-of-way of Blue Hole Road and a corner to James Vance Berry, Trustee of Record in Book 4657, Page 485, Register's Office for Davidson County, Tennessee, also being the Northeast corner of the herein described tract; thence along said right-of-way of Blue Hole Road S 29° 39' 55" E, 88.76 feet to an iron pin (new); thence along said right-of-way S 33° 45' 13" E, 432.82 feet to an iron pin (new); thence along said right-of-way S 32°

35' 12" E, 223.32 feet to an iron pin (new); thence along said right-of-way S 31° 15' 44" E, 137.81 feet to an iron pin (old), said pin being a corner of Annie Simpson of Record in Book 651, Page 277, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way along the line of Simpson N 85° 07' 18" W, 2529.27 feet to an iron pin (new) in ditch, in the line of Emma Cothron of Record in Book 1558, Page 599, Register's Office for Davidson County, Tennessee; thence along the line of Cothron N 04° 38' 01" E, 633.50 feet to an iron pin (old), said pin being in the line of Cothron and a corner to G.T.A. Investments of Record in Book 6158, Page 545, Register's Office for Davidson County, Tennessee; thence along the line of G.T.A. Investments S 83° 59' 38" E, 358.50 feet to an iron pin (old); thence along the line of G.T.A. Investments N 04° 21' 10" E, 19.70 feet to an iron pin (old) by a planted stone, said pin being in the line of G.T.A. Investments and a corner to James Vance Berry, Trustee of Record in Book 4657, Page 485, Register's Office for Davidson County, Tennessee; thence along the line of Berry S 87° 00' 00" E, 1636.95 feet to the point of beginning and containing 34.77 acres, more or less.

TRACT TWO:

Being a certain tract of land located in the Second Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

Beginning at an iron pine (new), said pin being in the East right-of-way of Blue Hole Road and the Northwest corner of the herein described tract; thence leaving said right-of-way of Blue Hole Road S 87° 00' 00" E, 1247.99 feet to the center of Mill Creek; thence along the center of Mill Creek S 08° 11' 22" W, 135.08 feet to a point; thence along the center of Mill Creek S 22° 34' 39" W, 160.81 feet to a point; thence along the center of Mill Creek S 32° 20' 01" W, 145.25 feet to a point; thence along the center of Mill Creek S 14° 38' 56" W, 238.31 feet to a point; thence along the center of Mill Creek S 03° 33' 00" E, 91.79 feet to a point, said point being a corner to S. B. Simpson of record in Book 3026, Page 338, Register's Office for Davidson County, Tennessee; thence along the line of S. B. Simpson N 85° 07' 18" W, 556.47 feet to an iron pin (old), said pin being in the East right-of-way of Blue Hole Road; thence along said right-of-way of Blue Hole Road, N 31° 15' 44" W, 174.90 feet to an iron pin (new); thence along said right-of-way N 32° 35' 12" W, 224.40 feet to an iron pin (new); thence along said right-of-way N 33° 45' 13" W, 431.55 feet to an iron pin (new); thence along said right-of-way N 29° 39' 55" W, 54.92 feet to the point of beginning and containing 14.79 acres, more or less.

Subject to easement for flow of Mill Creek.

Being the same property conveyed to Ann Shelton Denham by deed from Ben A. Shelton and wife, Louise Shelton, of record in Book 1109, Page 387, Register's Office for Davidson County, Tennessee. The said Ann Shelton Denham did die intestate, survived by her husband, Thomas Oscar Denham and children, Marthetta Denham Keene and J. B. Denham, being the only children of Thomas Oscar Denham and wife, Ann Shelton Denham. Thomas Oscar Denham did subsequently die intestate, leaving as his heirs at law his only children, Marthetta Denham Keene and J. B. Denham. J. B. Denham, unmarried, did subsequently die intestate, leaving as his only heir at law, his sister, Marthetta Denham Keene.

Charles Frank Keene, husband of the said Marthetta Denham Keene, joins in the execution of this conveyance for the purpose of transferring whatever right, title and interest he may have by marital status.

This is unimproved/improved property, known as _____, Blue Hole 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, its successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of December, 1986.

Marthetta Denham Keene
Marthetta Denham Keene

Charles Frank Keene
Charles Frank Keene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of December, 1986, before me personally appeared CHARLES FRANK KEENE and wife, MARTHETTA DENHAM KEENE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tenn. this 4th day of December, 1986.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47:050.00- CAPT.
1329.44 PSTAX
.50 [illegible]
9.00 MOL
CHECK 1338.94
87314:2/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74405

IDENTIFT REFERENCE

DEC 18 12 51 PM '86

No. 24473