BOOK 7087 PAGE 829

Address New Owner:	Map-Parcel Numbers:
Hickory Downs Venture, a joint venture composed of Hickory Downs, Ltd., a Tennessee limited partnership and Atlas Realty Company, a Texas corporation 2777 Allen Parkway Houston, Texas 77251	Map 163-00 Parcels 190 150
Send Tax Bills To:	**Address of Mortgagee:**
SAME	American General Investment Corporation 277 Allen Parkway Houston, Texas 77261

This instrument prepared by: Foult, 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, Sherman W. Leonard and wife Lillie Mae Leonard (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto the said Hickory Downs Venture, a Tennessee limited partnership 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").

DEC 30 9 19 AM '86
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

7 8 0 5 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 30th day of December, 1986.

Notary Public
My Commission Expires:

NOTARY PUBLIC

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

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

2. All matters shown on the survey of Marrow & Associated dated December 23, 1986.

3. Restrictions of record in Book 1788, page 476, Register's Office Davidson County, Tennessee.

This is improved property, located on Mt. View Road, Antioch, 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.

Grantors are to retain possession of said property for a period of six (6) months from the date of closing.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of December, 1986.

Sherman W. Leonard

Sherman W. Leonard

Lillie Mae Leonard

Lillie Mae Leonard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sherman W. Leonard, 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 16th day of December, 1986.

_____
Notary Public

My Commission Expires: 4-30-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1986.

_____
Notary Public

My Commission Expires: 4-30-87

Exhibit A

PARCELS 150 AND 190
TAX MAP 163

BEING A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE EAST BY OLD MT VIEW ROAD AND HOUSTON EZELL; ON THE SOUTH BY HOUSTON EZELL; ON THE WEST BY TOMMY POTTS; ON THE NORTH BY MT VIEW ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MT VIEW ROAD AND THE WEST RIGHT-OF-WAY LINE OF OLD MT VIEW ROAD;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF OLD MT VIEW ROAD, SOUTH 36 DEG 44 MIN 33 SEC WEST, 556.10 FEET TO A POINT;

THENCE SOUTH 41 DEG 41 MIN 28 SEC WEST, 119.50 FEET TO AN IRON PIN CORNER COMMON WITH HOUSTON EZELL IN THE WEST RIGHT-OF-WAY LINE OF OLD MT VIEW ROAD;

THENCE WITH HOUSTON EZELL THE FOLLOWING BEARINGS AND DISTANCES;
THENCE NORTH 82 DEG 19 MIN 33 SEC WEST, 451.64 FEET TO AN IRON PIN;
THENCE SOUTH 42 DEG 48 MIN 30 SEC WEST, 341.31 FEET TO AN IRON PIN;
THENCE NORTH 60 DEG 09 MIN 37 SEC WEST, 94.00 FEET TO AN IRON PIN CORNER COMMON WITH HOUSTON EZELL IN THE EAST LINE OF TOMMY POTTS;

THENCE WITH TOMMY POTTS, NORTH 08 DEG 45 MIN 35 SEC EAST, 504.05 FEET TO AN IRON PIN;

THENCE NORTH 82 DEG 28 MIN 45 SEC WEST, 16.56 FEET TO AN IRON PIN CORNER COMMON WITH TOMMY POTTS IN THE SOUTH RIGHT-OF-WAY LINE OF MT VIEW ROAD;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF MT VIEW ROAD THE FOLLOWING BEARINGS AND DISTANCES;
THENCE ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 1407.39 FEET, THE CENTRAL ANGLE OF WHICH IS 13 DEG 09 MIN 47 SEC, THE CHORD OF WHICH IS NORTH 75 DEG 39 MIN 29 SEC EAST, 322.62 FEET, ALONG THE CURVE DISTANCE OF 323.33 FEET TO A POINT;
THENCE NORTH 80 DEG 14 MIN 22 SEC EAST, 598.60 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 979.93 FEET, THE CENTRAL ANGLE OF WHICH IS 21 DEG 59 MIN 01 SEC, THE CHORD OF WHICH IS NORTH 69 DEG 14 MIN 51 SEC EAST, 373.69 FEET, ALONG THE CURVE DISTANCE OF 375.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.112 ACRES, MORE OR LESS.

Being the same property conveyed to Sherman W. Leonard by Deeds of record in Book 3284, page 448, Book 2284, page 617, Book 6779, page 517 and Book 7075, page 609, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7087 PAGE 821

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
			40 [illegible]	
			[illegible]	
			.50 PRFEE	
			12.50 MRTG	
			STATE TAX [illegible]	
			07/01/2/30/86 BAL .7	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78092

IDENTIFICATION REFERENCE

Dec 30 6 18 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28458