Fee 41

BOOK 7145 PAGE 333

FROM: Briley/Lebanon Land Associates
750 East Mulberry
Suite 500
San Antonio, Texas 78212

This instrument prepared by:
Johnson & Swanson
1000 Norwood Tower
114 West Seventh Street
Austin, Texas 78701

TO: Briley Corners Development, Ltd.
c/o Briley/Lebanon Land Associates
750 East Mulberry Suite 500
San Antonio, Texas 78212

Map-Parcel No. 95-3-23
Field Book No. 3DZ-30940
Same

Address New Owner as Follows:
Briley Corner Development, Ltd.
c/o Briley/Lebanon Land Associates, 750 East Mulberry Suite 500, San Antonio 78212

Name and Address of Mortgagee:
Phoenix Mutual Life Insurance Co., One American Row
Hartford, Connecticut 06115

STATE OF TEXAS
COUNTY OF BEXAR

The actual consideration or value, whichever is greater, for this transfer is $2,788,727.01.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 1987.

Katherine W. Eidson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEXAS

My Commission Expires:
10/12/88

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Briley/Lebanon Land Associates, a Texas general partnership, acting herein by and through its duly authorized general partner, with full power to transfer, convey, mortgage and assign without joinder, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Briley Corners Development, Ltd., a Texas limited partnership, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(SEE "EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM)

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

Wherever used, the singular number 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 caused this document to be executed this 17TH day of FEBRUARY, 1987.

BRILEY/LEBANON LAND ASSOCIATES,
a Texas general partnership

By: Embrey Investments, Inc.,
a Texas corporation

By: _____
Roger D. Bowler,
Vice President

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, Lora Ann Mohnke, a Notary Public in and for the County and State aforesaid, personally appeared Roger D. Bowler, with who 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 Embrey Investments, Inc., a Texas corporation, general partner of Briley/Lebanon Land Associates, the within named bargainor, a Texas general partnership, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in San Antonio, Texas, this the 17 day of February, 1987.

Lora Ann Mohnke
Notary Public

My Commission Expires: LORA ANN MOHNKE
Notary Public - State Of Texas
My Commission Expires 10-24-89

sysldp0:dpo5423268.00
(Rev. 02/16/87.ch)

SEE ATTACHED PROPERTY DESCRIPTION (2 PAGES)

The above property is conveyed subject to the following:

1. 1986 City and County taxes.

2. Twenty foot (20') Easement for sanitary sewer and storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, together with a twenty foot (20') temporary Construction Easement as recorded in Book 4403, Page 94 in the Register's Office for Davidson County, Tennessee.

3. Restrictions recorded in Book 3135, Page 283, as modified by Modification of Restrictive Covenants of record in Book 6680, Page 862 in the Register's Office for Davidson County, Tennessee.

4. Easement for TVA lines as set out in Book 1181, Page 555 in the Register's Office for Davidson County, Tennessee.

5. Stone wall/fence encroachment approximately 165 feet long as shown on a survey of the herein described property dated September 27, 1972, last revised April 28, 1986, prepared by Barge, Waggoner, Sumner and Cannon, Inc.

6. Shortages in area.

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southwesterly corner of Lebanon Road and Briley Parkway, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Lebanon Road (85-foot right-of-way) at its intersection with the right-of-way of access ramp of Briley Parkway (varying right-of-way), said point being N 41° 13' 19" E, 38.06 feet from a concrete monument in the westerly margin of Craigmeade Drive;

THENCE, with the right-of-way for said access ramp, the following calls:

S 02° 44' 28" W, 10.13 feet to a point;

S 73° 56' 11" E, 213.92 feet to a concrete monument;

S 47° 24' 20" E, 670.15 feet to a concrete monument;

With a spiral curve, having a chord of S 13° 50' 40" E, 189.04 feet to a concrete monument;

With a curve to the right 536.28 feet to a concrete monument in the northwesterly margin of Briley Parkway, said curve having a central angle of 23° 03' 41", a radius of 1,332.40 feet, a tangent of 271.82 feet and a chord of S 17° 38' 32" W, 532.68 feet;

THENCE, with said margin of Briley Parkway, the following calls;

With a spiral curve, having a chord of S 32° 08' 25" W, 240.08 feet to a concrete monument;

S 35° 04' 50" W, 25.14 feet to a concrete monument;

S 59° 49' 20" W, 55.36 feet to a concrete monument;

S 33° 44' 46" W, 350.40 feet to a concrete monument;

S 06° 56' 30" W, 56.79 feet to a concrete monument;

S 33° 41' 50" W, 262.64 feet to a concrete monument;

S 32° 55' 54" W, 203.28 feet to a concrete monument;

With a curve to the left 139.59 feet to a concrete monument, said curve having a central angle of 2° 41' 51", a radius of 2,964.79 feet, a tangent of 69.81 feet, and a chord of S 30° 28' 25" W, 139.57 feet;

THENCE, leaving the northwesterly margin of Briley Parkway and following the east line of Craigmeade Subdivision, as of record in Book, 3300, Page 13, R.O.D.C., with the following calls:

N 03° 34' 22" E, 951.86 feet to a point;

N 02° 56' 38" E, 340.93 feet to a cedar post;

N 03° 32' 25" E, 502.90 feet to a concrete monument at the intersection of the westerly line of the herein described tract and the northeasterly right-of-way of Craigmeade Circle (50-foot right-of-way) into the herein described tract;

With said northeasterly right-of-way line N 56° 04' 40" W, 88.28 feet to a concrete monument;

With a curve to the right, 39.27 feet to a concrete monument in the easterly margin of Craigmeade Drive (50-foot right-of-way), said curve having a central angle of 90° 00', a radius of 25.00 feet, a tangent of 25.00 feet and a chord of N 11° 04' 40" W, 35.36 feet;

With said easterly margin of Craigmeade Drive and a curve to the left, 399.20 feet to a concrete monument, said curve having a central angle of 41° 38' 30", a radius of 549.27 feet, a tangent of 208.88 feet and a chord of N 13° 06' 05" E, 390.47 feet;

With said easterly margin of Craigmeade Drive N 07° 43' 10" W, 37.90 feet to a concrete monument;

With a curve to the right 39.27 feet to a point in the southerly margin of Lebanon Road, said curve having a central angle of 90° 00', a radius of 25.00 feet, a tangent of 25.00 feet and chord of N 37° 16' 50" E, 35.36 feet;

With said southerly margin of Lebanon Road, N 82° 16' 50" E, 3.70 feet to the Point of beginning;

Containing 25.12 acres, more or less.

96691
IDENTIFICATION REFERENCE
FEB 24 11 39 AM '87
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
02/24/87823.86- CHECK
3600

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

RECEIVED OF _____

FOR _____

BOOK 7145 PAGE 338

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	2,788,727.01		

7808.36 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 7823.86-
3806A02/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:6:6 9 1:

IDENTIFICATION REFERENCE

FEB 24 11 36 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49092