BOOK 7226 PAGE 750

Map 33
P/O Parcel 123
11 D 38405

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of May, 1987, by and between FIDELITY SERVICE CORPORATION, a North Carolina Corporation ("Grantor"), and Realty Investors, Ltd., a Texas limited partnership ("Grantee").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee:

As more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

FIDELITY SERVICE CORPORATION,
a North Carolina corporation

By: _____
Its: President

THIS INSTRUMENT PREPARED BY:
Armstrong Allen Braden
Goodman McBride & Prewitt
1900 One Commerce Square
Memphis, Tennessee 38103

RUSH

FELIX Z. WALSCHEID, REGISTER
DAVIDSON COUNTY, TN
MAY 6 8 30 AM '87

IDENTIFICATION REFERENCE

2.2.7.1.5.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip C. Yount with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Fidelity Service Corporation, the within named bargainor, a North Carolina corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and Official Seal at office this 4th day of May, 1987.

Notary Public

My Commission Expires:

1-9-91

PROPERTY ADDRESS: _____

ADDRESS OF OWNER: c/o Trindex Fund, Inc.
9217 Canter
Dallas, Texas 75231

MORTGAGEE: Fidelity Service Corporation
110 N. Center Street
Hickory, NC 28601

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fred N. Neely, President
AFFIANT

Subscribed and sworn to before me this 4th day of May, 1987:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-9-91

Tract I

Land in Davidson County, Tennessee, being Lot 5 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of a proposed collector street, and being 521.95' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street the following calls; with a curve to the left having a radius of 602.96', and a long chord of 308.52', said chord having a bearing of N 89° 32' 57" E, a distance along the curve of 311.99' to a point; thence N 74° 43' 33" E, 781.51' to a point; thence with a curve to the left having a radius of 984.93', and a long chord of 277.87', said chord having a bearing of N 66° 37' 00" E, a distance along the curve of 278.80' to a point; thence N 58° 30' 26" E 46.64' to a point; thence leaving the street S 10° 23' 01" W 248.99' to a point; thence S 24° 05' 09" E 411.25' to a point, in the Northerly margin of a 50' access road; thence with margin of access road S 38° 39' 21" W 479.37' to a point, the Northeasterly corner of Hardaway Construction Co. property of record in Deed Book 4696, page 773, Register's Office for Davidson County, Tennessee; thence leaving said access road and with said Hardaway property the following calls: S 76° 43' 18" W 344.77' to a point; thence S 76° 24' 52" W 462.67' to a point; thence S 16° 27' 07" E 515.79' to a point in the Northerly margin of Interstate 65; thence leaving said Hardaway property and with said margin of the Interstate S 41° 59' 44" W 84.38' to a point in the center of Dry Creek; thence leaving the interstate and with the center of Dry Creek the following calls: N 54° 03' 08" W 41.38' to a point; thence N 60° 41' 05" W 214.13' to a point; thence N 25° 06' 12" W 68.76' to a point; thence N 04° 36' 50" E 51.13' to a point; thence N 32° 15' 06" W 221.42' to a point; thence N 40° 46' 47" W 414.70' to a point; thence N 52° 45' 04" W 104.35' to a point; thence N 33° 42' 04" W 108.75' to a point; thence N 01° 32' 51" E 46.48' to a point; thence leaving said creek N 32° 43' 44" E 538.73' to the point of beginning.

Exhibit A

Tract II

Land in Davidson County, Tennessee, being Lot 6 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of a proposed collector street, being 520.79' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street; thence leaving street N 32° 43' 44" E 23.07' to a point; thence N 28° 22' 16" E 500.00' to a point; thence N 13° 39' 30" E 110.51' to a point; thence N 18° 07' 13" W 200.00' to a point in the Southerly line of Goodlettsville Heights, Section III of record in Plat Book 1833, page 98, Register's Office for Davidson County, Tennessee; thence with said Section of Goodlettsville Heights the following calls: S 89° 37' 13" E 544.30' to a point; thence S 88° 07' 00" E 535.19' to a point; thence S 88° 02' 39" E 231.22' to a point; thence leaving said line of Goodlettsville Heights S 10° 23' 01" W 450.42' to a point in the Northerly margin of said proposed collector street; thence with said street the following calls; S 58° 30' 26" W 100.44' to a point; thence with a curve to the right having a radius of 924.93', and a long chord of 260.94', said chord having a bearing of S 66° 37' 00" W, a distance along the curve of 261.81' to a point thence S 74° 43' 33" W 781.51' to a point; thence with a curve to the right having a radius of 542.96', and a long chord of 258.41' said bearing having a chord of N 88° 29' 31" W, a distance along the curve of 260.91' to the point beginning.

The last previous registered instrument concerning Tract I and Tract II described above was a trustee's deed recorded in Book 6901, Page 533, Register's Office, Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 784

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

1,000,000.00 Conv.
2800.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2812.50-
3510A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22715

IDENTIFICATION REFERENCE

MAY 6 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78132