BOOK 7272 PAGE 534

B0437 PHC

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

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

TO: Briley Corners Phase One, Ltd.
c/o Briley Office Associates, Phase One
750 East Mulberry, Suite 500
San Antonio, Texas 78212

---

Address of New Owner as Follows:
Briley Corners Phase One, Ltd.
c/o Briley Office Associates, Phase One
750 East Mulberry, Suite 500
San Antonio, Texas 78212

Send Tax Bills to: Same

Map-Parcel No.: 95-3-23
Field Book No.: 3DZ-3940

---

STATE OF TEXAS §
COUNTY OF BEXAR §

The actual consideration or value, whichever is greater, for this transfer is $949,830.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 1987.

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

My Commmission Expires:

---

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 Corners Development, Ltd., a Texas limited partnership, acting herein by and through its duly authorized general partners, 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 Phase One, 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 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 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 10th day of JUNE, 1987.

BRILEY CORNERS DEVELOPMENT, LTD., a Texas limited partnership

By: Briley/Lebanon Land Associates, a Texas general partnership, General Partner

By: Embrey Investments, Inc., a Texas corporation, Managing Partner

By: _____
Roger D. Bowler
Vice President

By: Phoenix Founders, Inc., a Connecticut corporation, General Partner

By: _____
Name: Waldemar Bazenas
Title: 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, managing partner of Briley/Lebanon Land Associates, a Texas general partnership, general partner of Briley Corners Development, Ltd., a Texas limited partnership, the within named bargainor, 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 10th day of June, 1987.

_____
Notary Public

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

My Commission Expires:

STATE OF Connecticut
COUNTY OF Hartford

Before me, Joyce R. Schmidt, a Notary Public in and for the County and State aforesaid, personally appeared Waldemar Bazenas 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 Phoenix Founders, Inc., a Connecticut corporation, general partner of Briley Corners Development, Ltd., a Texas limited partnership, the within named bargainor, 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 Hartford Ct., this the 11th day of June, 1987.

_____
Notary Public

My Commission Expires: JOYCE R. SCHMIDT
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1992

sysldp0:mah5423301.12

EXHIBIT "A"

SEE ATTACHED PROPERTY DESCRIPTION (1 PAGE)

The above property is conveyed subject to the following:

1. 1987, and subsequent years, City and County taxes.

2. The above property joins and abutts Briley Parkway which is a controlled-access highway and the above property has no right of ingress and egress to said Parkway.

EXHIBIT A

BEING A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE NORTH BY LEBANON ROAD AND BRILEY PARKWAY; ON THE EAST BY BRILEY PARKWAY; ON THE SOUTH BY LOT 2, BRILEY CORNERS; ON THE WEST BY CRAIGMEADE DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE NORTHEAST RIGHT-OF-WAY RETURN OF CRAIGMEADE DRIVE IN THE SOUTH RIGHT-OF-WAY LINE OF LEBANON ROAD;

THENCE WITH THE SOUTH AND WEST RIGHT-OF-WAY LINE OF BRILEY PARKWAY THE FOLLOWING BEARINGS AND DISTANCES;
THENCE SOUTH 77 DEG 32 MIN 12 SEC EAST, 214.22 FEET TO A POINT;
THENCE SOUTH 51 DEG 02 MIN 48 SEC EAST, 423.00 FEET TO A POINT;

THENCE LEAVING BRILEY PARKWAY AND WITH THE NORTH LINE OF LOT 2 OF BRILEY CORNERS SUBDIVISION, SOUTH 38 DEG 57 MIN 12 SEC WEST, 37.00 FEET TO A POINT;

THENCE NORTH 51 DEG 02 MIN 48 SEC WEST, 44.00 FEET TO A POINT;
THENCE SOUTH 38 DEG 57 MIN 12 SEC WEST, 100.00 FEET TO A POINT;
THENCE NORTH 51 DEG 02 MIN 48 SEC WEST, 35.00 FEET TO A POINT;
THENCE SOUTH 38 DEG 57 MIN 12 SEC WEST, 166.19 FEET TO A POINT;
THENCE SOUTH 41 DEG 47 MIN 27 SEC WEST, 50.00 FEET TO A POINT;

THENCE ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 490.50 FEET, THE CENTRAL ANGLE OF WHICH IS 21 DEG 14 MIN 16 SEC, THE CHORD OF WHICH IS NORTH 58 DEG 49 MIN 41 SEC WEST, 180.77 FEET, ALONG THE CURVE DISTANCE OF 181.81 FEET TO A POINT;

THENCE NORTH 86 DEG 18 MIN 20 SEC WEST, 81.42 FEET TO A POINT AT THE EAST RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE, NORTH 00 DEG 01 MIN 00 SEC EAST, 270.69 FEET TO A POINT;

THENCE ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 571.27 FEET, THE CENTRAL ANGLE OF WHICH IS 11 DEG 23 MIN 30 SEC, THE CHORD OF WHICH IS NORTH 05 DEG 40 MIN 45 SEC WEST, 113.39 FEET, ALONG THE CURVE DISTANCE OF 113.58 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE;

THENCE NORTH 11 DEG 22 MIN 30 SEC WEST, 26.84 FEET TO A POINT;

THENCE NORTH 00 DEG 51 MIN 00 SEC WEST, 26.90 FEET TO THE TERMINUS OF THE EAST RIGHT-OF-WAY WITH THE SOUTH RIGHT-OF-WAY LEBANON ROAD, THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

BEING PART OF THAT PROPERTY CONVEYED TO BRILEY CORNERS DEVELOPMENT, LTD., BY BRILEY/LEBANON LAND ASSOCIATES, OF RECORD IN BOOK 7145, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3784

IDENTIFICATION REFERENCE

JUN 10 2 30 PM 1987

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7272 PAGE 538

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 949830.00- CAMT. | |
| | | | 2659.44 CSTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 2671.34- | |
| 0903A06/18/87 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37847

IDENTIFICATION REFERENCE

JUN 18 2 36 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 95168