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pcdbdh0753 08/24/87 1am

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Kentwood/Bell, Ltd. 15303 Dallas Pkway, Suite 500 Dallas Texas 75248.		Map 149 Parcel 215, 217, 207

Send tax bills to: Owner X
Mortgagee _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, California-Texas Properties, Inc. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Kentwood/Bell, Ltd., a Texas limited partnership, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on attached Exhibit A.

This is unimproved property.

Said property is conveyed subject to the matters set forth on attached Exhibit B.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

WITNESS our hands this 25th day of September, 1987, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

CALIFORNIA-TEXAS PROPERTIES, INC.

BY: James J Brady
Title: Vice-President

68889

IDENTIFICATION REFERENCE

SEP 25 4 00 PM '87

DAVIDSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF Davidson)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James J. Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of California-Texas Properties, Inc., the within named bargainor, a corporation, and that he as such Vice-President 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 Nashville, Davidson County, Tennessee, this 25th day of September 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,748,000.00.

x
Affiant

Sworn to and subscribed before me this 25th day of September, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

EXHIBIT "A"

PROPERTY DESCRIPTIONS - P.U.D. TRACTS
HICKORY HIGHLANDS

P.U.D. TRACT NO. 6

BEING A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING TRACTS 8, 9, AND 10 OF HICKORY HIGHLANDS AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY MORROW & ASSOCIATES, INC. AND DATED JAN 14, 1986:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF RURAL HILL ROAD, SAID POINT BEING A CORNER COMMON WITH PRESTON FINNEY;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF RURAL HILL ROAD THE FOLLOWING BEARING AND DISTANCES;
THENCE NORTH 00 DEG 08 MIN 33 SEC EAST, 636.17 FEET TO A POINT;
THENCE ON A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 05 DEG 35 MIN 00 SEC, THE RADIUS OF WHICH IS 1200.00 FEET, THE CHORD OF WHICH IS NORTH 02 DEG 56 MIN 03 SEC EAST, 116.89 FEET, ALONG THE CURVE DISTANCE OF 116.94 FEET TO A POINT;
THENCE NORTH 05 DEG 43 MIN 33 SEC EAST, 261.26 FEET TO A POINT, A CORNER COMMON WITH RALPH RUCKER IN THE EAST RIGHT-OF-WAY LINE OF RURAL HILL ROAD;

THENCE WITH RUCKER, NORTH 02 DEG 03 MIN 21 SEC EAST, 352.14 FEET TO A POINT, A CORNER COMMON WITH R.R. BAUCOM IN THE EAST LINE OF RUCKER;

THENCE WITH BAUCOM, NORTH 36 DEG 25 MIN 09 SEC EAST, 625.82 FEET TO A POINT, A CORNER COMMON WITH LUTHER ANDERSON IN THE EAST LINE OF BAUCOM;

THENCE WITH ANDERSON, SOUTH 65 DEG 19 MIN 13 SEC EAST, 641.12 FEET TO A POINT, A CORNER COMMON WITH ANDERSON IN THE NORTHWEST LINE OF JUDSON BAPTIST CHURCH;

THENCE WITH JUDSON BAPTIST CHURCH SOUTH 31 DEG 54 MIN 53 SEC WEST 600.16 FEET TO A POINT, A CORNER COMMON WITH JUDSON BAPTIST CHURCH;

THENCE WITH JUDSON BAPTIST CHURCH, SOUTH 49 DEG 00 MIN 49 SEC EAST, 1061.96 FEET TO A POINT, A CORNER COMMON WITH JUDSON BAPTIST CHURCH IN THE WEST RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF BELL ROAD THE FOLLOWING BEARINGS AND DISTANCES;
THENCE SOUTH 40 DEG 40 MIN 03 SEC WEST, 49.89 FEET TO A POINT;
THENCE NORTH 49 DEG 19 MIN 57 SEC WEST, 45.00 FEET TO A POINT;
THENCE SOUTH 40 DEG 40 MIN 03 SEC WEST, 95.65 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 06 DEG 07 MIN 37 SEC, THE RADIUS OF WHICH IS 1522.39 FEET, THE CHORD OF WHICH IS SOUTH 37 DEG 36 MIN 15 SEC WEST, 162.72 FEET, ALONG THE CURVE DISTANCE OF 162.80 FEET TO A POINT;
THENCE SOUTH 55 DEG 27 MIN 34 SEC EAST, 45.00 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 05 DEG 55 MIN 45 SEC, THE RADIUS OF WHICH IS 1477.39 FEET, THE CHORD OF WHICH IS SOUTH 31 DEG 34 MIN 34 SEC WEST, 152.81 FEET, ALONG THE CURVE DISTANCE OF 152.88 FEET TO A POINT, A CORNER COMMON WITH E.B. SMITH IN THE WEST RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE WITH E.B. SMITH, NORTH 67 DEG 38 MIN 58 SEC WEST, 448.87 FEET TO A POINT, A CORNER COMMON WITH E.B. SMITH;

THENCE WITH E.B. SMITH, SOUTH 53 DEG 40 MIN 22 SEC WEST, 300.82 FEET TO A POINT, A CORNER COMMON WITH PRESTON FINNEY IN THE WEST LINE OF E.B. SMITH;

THENCE WITH FINNEY, NORTH 38 DEG 52 MIN 25 SEC WEST, 490.26 FEET TO A POINT;
THENCE SOUTH 31 DEG 37 MIN 36 SEC WEST, 473.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.81 ACRES, MORE OR LESS.

Being part of the same property conveyed to Grantor by deed of record in Book 6768, page 661, Register's Office for Davidson County, Tennessee. The last instrument recorded affecting said property is at Book 7150, page 188, said Register's Office.

EXHIBIT B

[Exceptions]

1. 1987 taxes, a lien but not due and payable.

2. Easement for right-of-way of Bell Road Section of Old Hickory Boulevard granted Davidson County, Tennessee, by Right-of-Way Deed of record in Book 2740, page 188, said Register's Office, as shown on survey by Jerry Morrow, R.L.S. Tenn. No. 77, dated 12/16/85, revised 1/13/86 and 1/17/86.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CO 1,748,000.00

4894.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 4906.30
6805A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 8 8 9

IDENTIFI REFERENCE

SEP 25 4 00 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20384