BOOK 7387 PAGE 170

Map 33
Par 205 & 206
Ja

THIS INSTRUMENT PREPARED BY:
Michael J. Vaughn, Attorney At Law
A Professional Corporation
5400 Bosque Boulevard, Suite 180
Waco, Texas 76710

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

This Indenture is made and entered into this 12th day of October, 1987, by and between REALTY INVESTORS, LTD., a Texas limited partnership ("Grantor"), and MICHAEL J. VAUGHN, an individual residing in the State of Texas, and THE WOODS CHILDRENS TRUST, a trust organized and validly existing in the State of Texas ("Grantees").

W I T N E S S E T H:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, Grantor has BARGAINED and SOLD and does hereby BARGAIN, SELL, CONVEY and CONFIRM unto Grantees the real estate, situated and being in the County of Davidson, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the rights and appurtenances and hereditaments thereto belonging or in anywise appertaining, unto the said Grantees, their successors and assigns in fee simple, forever.

Grantor does hereby covenant with Grantees that the title and quiet possession thereto it will WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

This conveyance is made and accepted subject to the liens, easements, encumbrances and other reservations more particularly

1-29387-1496-1
Page 1

77053

IDENTIFICATION REFERENCE

OCT 23 2 18 PM '87

DAVIDSON COUNTY, TN

described on Exhibit "B" attached hereto and incorporated herein for all purposes.

EXECUTED this 12th day of October, 1987.

REALTY INVESTORS, LTD.
BY: TRENDEX FUND, INC.
.General Partner

BY: Fred N. Neely
Fred N. Neely
President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred N. Neely, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Trendex Fund, Inc., a Texas corporation, General Partner for Realty Investors, Ltd., the within named bargainor, a Texas limited partnership, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation and limited partnership by himself as President and as General Partner.

WITNESS my hand and Official Seal at office this 12th day of October, 1987.

KAREN HIX
Notary Public, State of Texas
My Comm. Expires Jan. 15, 1990

Karen Hix
Notary Public
My Commission Expires: 1-15-90

PROPERTY ADDRESS: (See Exhibit "A")

ADDRESS OF OWNER: Michael J. Vaughn
P.O. Box 7698
Waco, Texas 76714-7698

Woods Childrens Trust
9870 Plano Road
Dallas, Texas 75238

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

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Page 2

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 $1,076,314.10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (Grantee)

SUBSCRIBED and SWORN TO before me this 12th day of October, 1987.

KAREN HIX
Notary Public, State of Texas
My Comm. Expires Jan. 15, 1990

Notary Public
My Commission Expires: 1-15-90

EXHIBITS

Exhibit "A" -- Legal Description of Property
Exhibit "B" -- Description of liens, easements, encumbrances and other reservations

The last previous registered instrument concerning Tract I and II described below was a Limited Warranty Deed recorded in Book 7226, Page 780, Register's Office, Davidson County, Tennessee.

"EXHIBIT A"

Commitment Number: G60929

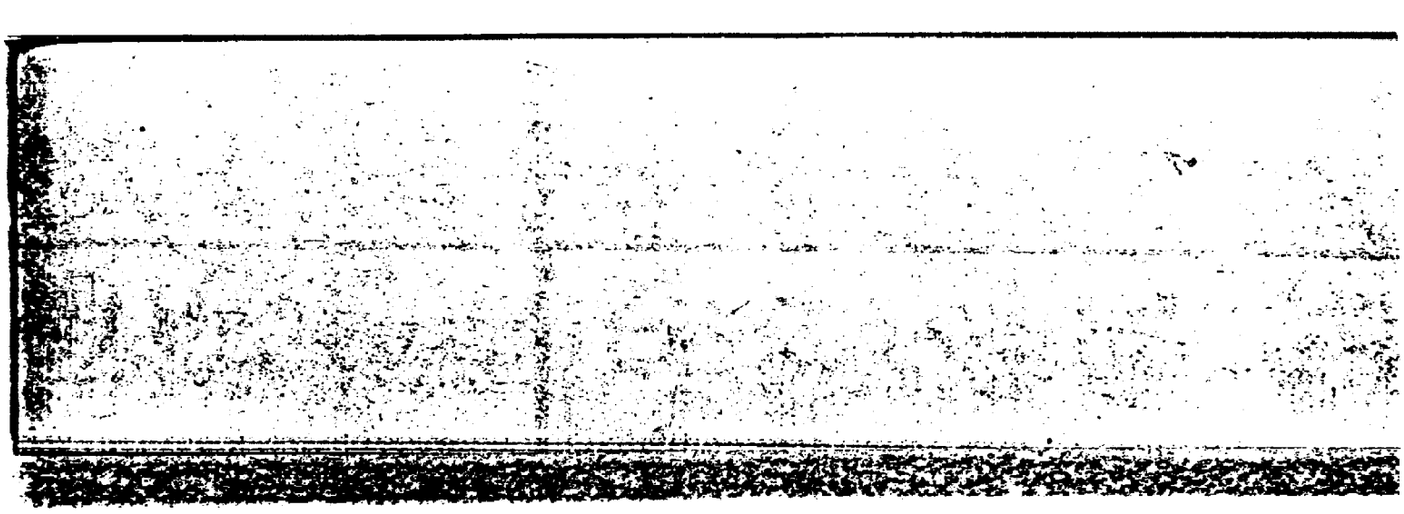
TRACT I:

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 degrees 32' 57" E, a distance along the curve of 311.99' to a point; thence N 74 degrees 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 degrees 37' 00" E., a distance along the curve of 278.80' to a point; thence N 58 degrees 30' 26" E 46.64' to a point; thence leaving the street S 10 degrees 23' 01" W 248.99' to a point; thence S 24 degrees 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 degrees 39' 21" W 479.37' to a point, the northeasterly corner of Hardaway Construction Company 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 degrees 43' 18" W 344.77' to a point; thence S 76 degrees 24' 52" W 462.67' to a point; thence S 16 degrees 27' 07" E 515.79' to a point in the northerly margin of Interstate 65; thence leaving said Hardaway property and said margin of the Interstate S 41 degrees 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 degrees 03' 08" W 41.38' to a point; thence N 60 degrees 41' 05" W 214.13' to a point; thence N 25 degrees 06' 12" W 68.76' to a point; thence N 04 degrees 36' 50" E 51.13' to a point; thence N 32 degrees 15' 06" W 221.42' to a point; thence N 40 degrees 46' 47" W 414.70' to a point; thence N 52 degrees 45' 04" W 104.35' to a point; thence N 33 degrees 42' 04" W 108.75' to a point; thence N 01 degree 32' 51" E 46.48' to a point; thence leaving said creek N 32 degrees 43' 44" E 538.73' to the point of beginning, containing 33.48 acres more or less.

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:



"EXHIBIT A" BOOK 7387 PAGE 174

Commitment Number: G60929

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 degrees 43' 44" E 23.07' to a point; thence N 28 degrees 22' 16" E 500.00' to a point; thence N 13 degrees 39' 30" E 110.51' to a point; thence N 18 degrees 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 degrees 37' 13" E 544.30' to a point; thence S 88 degrees 02' 39" E 231.22' to a point; thence leaving said line of Goodlettsville Heights S 10 degrees 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 degrees 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 degrees 37' 00" W, a distance along the curve of 261.81' to a point; thence S 74 degrees 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 degrees 29' 31" W, a distance along the curve of 260.91' to the point of beginning, containing 18.72 acres, more or less.

Being the same property conveyed to Realty Investors, Ltd., a Texas limited partnership by deed from Fidelity Service Corporation, a North Carolina Corporation as of record in Book 7226, Page 780, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Deed of Trust executed by Realty Investors, Ltd., to William A. Carson, II, Trustee, dated May 4, 1987, and recorded in Book 7226, Page 786, Register's Office for Davidson County, Tennessee, securing Fidelity Service Corporation in the principal sum of $900,000.00 with a U.C.C. fixture filing recorded in Book 7226, Page 806, said Register's Office.

2. Easements for transmission lines to U.S.A. of record in Book 1153, Page 652; Book 3223, Page 325; and Book 3223, Page 327, Register's Office for Davidson County, Tennessee.

3. Sewer easements of record in Book 4472, Page 271; Book 4805, Page 797; and Book 5083, Page 272, Register's Office for Davidson County, Tennessee.

4. Any matters shown on the Plan of record in Book 6250, Page 205, Register's Office for Davidson County, Tennessee.

5. Non-exclusive easement for ingress and egress executed by Neely Mortgage Company to Sam Martz and wife, Valda Martz on December 7, 1984, and or record in Book 6448, Page 60, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7387 PAGE 176

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

CONV. 1,076,314.10

3013.64 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 3032.14-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

7 7 0 6 3

IDENTIFICATION REFERENCE

OCT 26 2 19 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29676