File 41

SPECIAL WARRANTY DEED BOOK 7439 PAGE 646

FROM: Lewis Krantz, Trustee, Grantor

TO: Sunbird Investments I, Ltd., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

1100 Louisiana
Suite 4450
Houston, Texas 77002

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

161-08-75

Field Book Numbers

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is $ 260,380.00 .

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of November, 1987.

Notary Public
Carolyn A. Czajkowski

My Commission Expires: 2/21/90

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lewis Krantz, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Sunbird Investments I, Ltd., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING located in Davidson County, Tennessee, on the east side of Nolensville Road and on the north side of Ocala Drive, and being the property described in Deed Book 4419, Page 220, Register's Office, Davidson County, Tennessee. See Tax Map 161-08, Parcel 75, Tax Assessor's Office, Davidson County, Tennessee, and this being Lot #100 of the Southwood Subdivision found of record in Plat Book 2663, Page 125-126, Register's

4713 12/31 0101 03CHECK 738.62

Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Nolensville Road, same being a common corner of Lot #99 and Lot #100; thence with dividing line between Lot #99 and Lot #100 North 71 degrees 55 minutes 25 seconds East 160.14 feet to an iron pin; thence with the dividing line between Lot #100 and Lot #101 South 16 degrees 58 minutes 00 seconds East 164.93 feet to an iron pin in the northerly margin of Ocala Drive; thence with said margin South 72 degrees 58 minutes 00 seconds West 135.00 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 90 degrees 13 minutes 13 seconds, a radius of 25.00 feet, a tangent length of 25.10 feet, and a chord of North 62 degrees 06 minutes 10 seconds West 35.42 feet; thence along said curve an arc length of 39.37 feet to a concrete monument; thence with the easterly margin of Nolensville Road North 16 degrees 58 minutes 00 seconds West 137.00 feet to the point of beginning containing 26,038 square feet/0.5978 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated April 14, 1987.

BEING the same property conveyed to Lewis Krantz, Trustee, by deed from Albert Ross, Jr., and wife, Christine Ross, of record in Book 7271, page 69, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5320 Nolensville Road, Nashville, Tennessee 37211.

This conveyance is expressly made subject to the following:

1. 1987 Metropolitan Government Taxes, (Map and Parcel No. 161-08-75).

2. Restrictive Covenants of Southwood Subdivision by Hillview Company dated May 4, 1959, of record in Book 2904, page 51, Register's Office for Davidson County, Tennessee.

3. Amendment to Restrictive Covenants of Record in Book 2904, Page 51, Register's Office for Davidson County, Tennessee, dated June 26, 1986, of record in Book 7127, page 491, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated July 31, 1984, of record in Book 6391, page 699, Register's Office for Davidson County, Tennessee.

5. Matters set forth on the Plat of Southwood Subdivision dated April 23, 1959, of record in Book 2663, pages 125-126, as amended by Amendment to Plat dated June 9, 1987, of record in Book 7263, page 199, Register's Office for Davidson County, Tennessee.

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 and has a good right to convey it.

And Grantor does further covenant and bind Grantor, his 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 claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 18 day of November, 1987.

LEWIS KRANTZ, TRUSTEE

IDENTIFICATION REFERENCE
Dec 31 11 24 AM '87
PELLA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

9 4 5 8 8

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, Carolyn A. Czajkowski, a Notary Public of said County and State, LEWIS KRANTZ, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

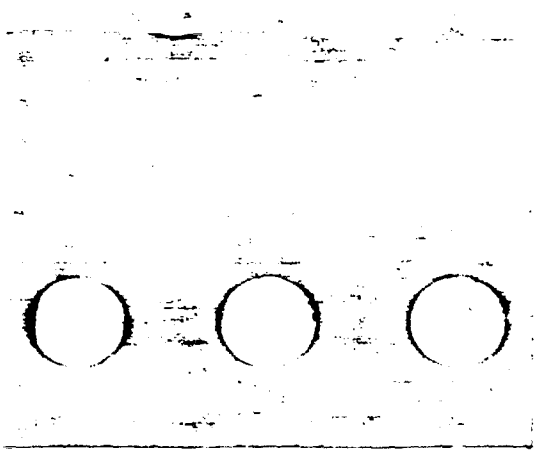
Witness my hand, at Office, this 18 day of November, 1987.

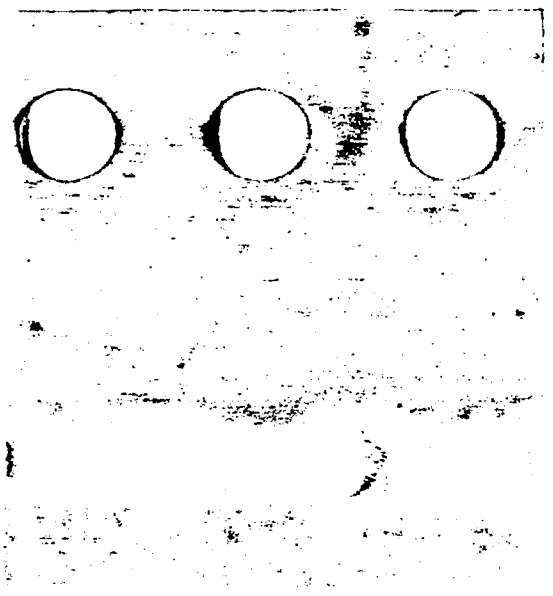
Notary Public Carolyn A. Czajkowski

NOTARY PUBLIC * STATE OF TEXAS *

My Commission Expires: 2/21/1990

7188W/10-26-87





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7439 PAGE 649

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
			CAMT	
				260680.00
			CON TX	729.12
			PRFEE	0.50
			WDEED	9.00
			TOTAL	738.62
			CHECK	738.62
12/31/87	01		11:26 0001	4718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.5 8.8.

IDENTIFT REFERENCE

DEC 31 11 24 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 49782