MDSWP758 06/07/88 jef

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Enclave at Brentwood Partnership c/o Venture Development Group, Inc. Two Lincoln Centre, Suite 545 5420 LBJ Freeway Dallas, Texas 75240	Same	Map 161, Parcel 251 2589 06/08 0101 03CHECK 4481.50

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, MeritBanc Development Corporation (f/k/a Hardin Service Corporation), a Texas corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Enclave at Brentwood Partnership, a Texas joint venture ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee; and being further described as follows;

Beginning at the point of intersection of the easterly margin of Old Hickory Boulevard and the northerly margin of Woodlands Avenue;

Thence, leaving the said margin of Woodlands Avenue and with the said margin of Old Hickory Boulevard in a northeasterly direction with a curve to the right having a radius of 1,397.45 feet, a distance of 540.73 feet (chord = North 20° 16' 48" East 537.36 feet) to a point;

Thence, North 58° 38' 06" West 5.00 feet to a point;

Thence, in a northeasterly direction and with a curve to the right having a radius of 1,402.45 feet a distance of 1,134.99 feet (chord = North 54° 33' 00" East 1,104.27 feet) to a iron rod; said iron rod being the northwest corner of the Hickory Heights Enterprises property as of record in Book 6751, page 250, Register's Office for Davidson County, Tennessee (RODC, Tn);

Thence, leaving the said margin of Old Hickory Boulevard and with the westerly property line of the Hickory Heights Enterprises property, (an old fence line) South 13° 54' 06" West 73.85 feet to an iron rod;

Thence, South 09° 12' 38" West 155.80 feet to an iron rod;

Thence, South 06° 06' 17" West 616.11 feet to an iron rod;

Thence, South 00° 50' 54" West 160.95 feet to an iron rod;

Thence, South 04° 46' 55" West 125.19 feet to an iron rod;

Thence, South 07° 48' 19" West 321.87 feet to an iron rod;

Thence, South 04° 52' 48" West 187.20 feet to an iron rod;

Thence, South 08° 25' 58" West 213.01 feet to an iron rod;

Thence, South 04° 26' 34" West 161.38 feet to an iron rod;

Thence, South 02° 10' 25" West 210.69 feet to an iron rod;

Thence, South 06° 22' 32" West 190.80 feet to an iron rod;

Thence, South 03° 38' 13" West 436.09 feet to an iron rod; said iron rod being situated in the aforementioned northerly margin of Woodlands Avenue;

Thence, leaving the said property line of Hickory Heights Enterprises and with the said margin of Woodlands Avenue North 11° 31' 15" West 461.44 feet to a point;

Thence, with a curve to the left having a radius of 399.74 feet a distance of 287.42 feet (chord = North 32° 07' 11" West 281.27 feet) to a point;

Thence, North 52° 43' 06" West 100.00 feet to a point;

Thence, with a curve to the right having a radius of 300.00 feet a distance of 250.53 feet (chord = North 28° 47' 42" West 243.41 feet) to a point;

Thence, North 04° 52' 17" West 357.11 feet to a point;

Thence, with a curve to the left having a radius of 330.00 feet, a distance of 414.31 feet (chord = North 40° 50' 18" West 387.63 feet) to a point;

Thence, with a curve to the right having a radius of 62.50 feet, a distance of 93.81 feet (chord = North 33° 48' 18" West 85.25 feet) to a point;

Thence, North 80° 48' 17" West 31.00 feet to the point of beginning.

Containing 33.15 acres (1,443,994 square feet).

Being a portion of the same property conveyed to Hardin Service Corporation as evidenced in Book 7212, page 19, RODC, Tn; Also being proposed Phase III of "The Woodlands - A Planned Unit Development".

Being part of the same property conveyed to Grantor by deed dated April 22, 1987 from Woodlands, Ltd., a Tennessee limited partnership, of record in Book 7212, page 19, said Register's Office.

Said property is conveyed subject to the following matters:

1. Property taxes for 1988, a lien but not yet due and payable.

2. Storm Water Detension Agreement of record in Book 7336, page 3, said Register's Office.

3. The Plan of record in Book 6900, page 518, which shows an owner's certificate, a Nashville Electric Service Overhang easement, public utility and drainage and storm detension easements, a dedicated right-of-way for Old Hickory Boulevard

and a T.V.A. easement located on the northerly corner, and the location of each is made with reference to said plan and certain notes to which reference is hereby made to said plan.

4. Matters shown and stated on the Plan of record in Book 6900, page 497, said Register's Office.

5. The Plan of record in Book 6900, page 498, said Register's Office shows an owners certificate, a 15 foot public utility easement along Woodlands Avenue, and the notes to which plan reference is hereby made.

6. Sanitary sewer and/or storm drainage easements of record in Book 6710, page 495, said Register's Office.

7. T.V.A. Easement of record in Book 2400, page 596, said Register's Office.

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 above, 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 above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of May 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MERITBANC DEVELOPMENT CORPORATION

By: _____
Harvin C. Moore, Jr., Chairman

OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harvin C. Moore,Jr., 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 Chairman of MeritBanc Development Corporation, the within named bargainor, a corporation, and the he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 31st day of May, 1988.

Carol M. Whitaker
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,596,000.00.

Michael D. Foutz
Affiant

Sworn to and subscribed before me this 31st day of May, 1988.

Carol M. Whitaker
Notary Public

My Commission Expires:
May 13, 1989

RUSH

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JUN 8 9 06 AM

FELIX Z WILSON JR REGIS
DAVIDSON COUNTY, TE

IDENTIFI REFERE

37593

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7565 PAGE 972

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 1596000.00
				CON TX 4468.80
				PRFEE 0.50
				WDEED 12.00
				TOTAL 4481.30
				CHECK 4481.30
			06/08/88 01	09:07 0001 2589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37595

IDENTIFICATION REFERENCE

JUN 8 9 06 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99461