This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

#8126

BOOK 7645 PAGE 779

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Ken Lokey Homes, Inc.	New Owner	Map: 62-2-A
1800 Bearing, Suite 220		Group:
Houston, TX 77057		Parcel(s): 95 & 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CROSS PROPERTIES, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEN LOKEY HOMES, INC., a Texas corporation (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property known as Lot(s) 95 and 166 on the Plan of River Trace Estates, Phase I, Section II, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular 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 executed this instrument on this 30th day of August, 1988.

CROSS PROPERTIES,
a Tennessee general partnership

By: _____
J. Robert Vercoe, Jr.
Attorney-in-Fact for said
Cross Properties by instrument
of record in Book 7580,
page 806, Register's Office
for Davidson County, Tennessee

65255

IDENTIFICATION

SEP 6 3 59 PM '88

FEE WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, J. Robert Vercoe, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 1988.

Rosemary P. Smithson
Notary Public

My Commission Expires: 8/26/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Yvonne A. Aiken
Affiant

Subscribed and sworn to before me, this 30th day of August, 1988.

Kelly L. Lee
Notary Public

My Commission Expires: 5/13/89

Land in Davidson County, Tennessee, being Lot(s) No(s). 95 & 166 on the Plan of River Trace Estates Phase I, Section II, as of record in Plat Book 6900, page 158-159, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Cross Properties, a Tennessee general partnership, by deed from L. Winston Biggs and wife, Linda J. Biggs, of record in Book 6728, page 757, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

TITLE EXCEPTIONS

1. State and County taxes for the year 1988, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Plat Book 6900, page 158-159, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for River Trace of record in Book 6851, page 370, as amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

4. By-Laws of River Trace Homeowners' Association, Inc. of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

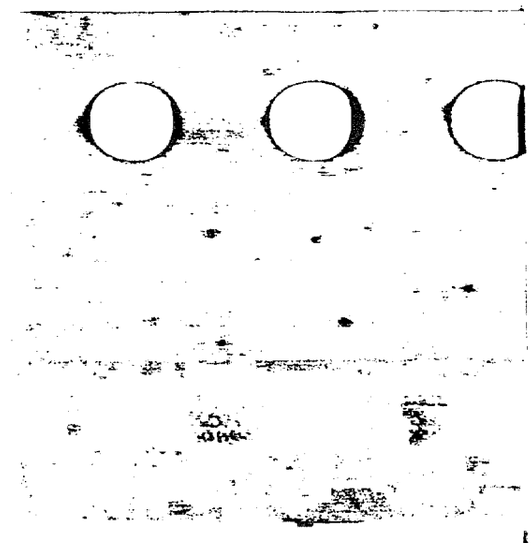
5. Charter of Incorporation of River Trace Homeowners' Association, Inc. of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

6. TVA Transmission Line Easement of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 3959, page 595, Book 202, page 83, Book 6583, page 698, Book 7030, page 798, Book 7296, page 484, Book 7097, page 135, Book 7097, page 144, Book 7097, page 140, and Book 7097, page 149, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7645 PAGE 783

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65255

IDENTIFICATION REFERENCE

Sep 6 3 59 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DAM	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	12.00
TOTAL	95.00
CHECK	95.00

09/06/88 01 15:59 0001 4423

No. 131477