FILE BOX 23

(1)

BOOK 7656 PAGE 706

Address New Owner: Harding University, Inc. & Group 4/Construction Project P. O. Box 9401 STATION A Searcy, Arkansas 72143

Send tax bills to: Same

Map/Parcel Map 163 P/O Par 3, 27, 26 and 174

8854 09/20 0101 03CHECK 45.50

TRUSTEE'S DEED

WHEREAS, a Deed of Trust to secure a promissory note therein described was executed by California-Texas Properties, Inc. to Tom G. Coleman, Jr., Trustee, and recorded in Book 6768, page 690, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed Tom G. Coleman, Jr. Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Tom G. Coleman, Jr., Trustee, did advertise in accordance with the provisions of said deed of trust, giving notice of intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on September 19, 1988, at 12:00 Noon; and

WHEREAS, at the time and place named in said advertisement the said Tom G. Coleman, Jr., Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Harding University, Inc., a 91.75% interest; and Group 4/Construction Project Services, Inc. an 8.25% interest, as tenants in common. Said purchase was for $10,000.00, cash subject to Deed of Trust in Book 7151, Page 181, said Register's Office.

NOW, THEREFORE, Tom G. Coleman, Jr., Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, Tom G. Coleman, Jr., Trustee, therefore, sell, transfer, and convey unto the said purchasers, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A".
P.U.D. Tract 1 - Parcel One and Two

TO HAVE AND TO HOLD, said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said pruchasers, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this 19th day of September, 1988.

Tom D. Coleman Jr. Trustee
TOM G. COLEMAN, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Tom G. Coleman, Jr., the bargainor, 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 and official seal this 19TH day of SEPTEMBER, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Tom G. Coleman Jr.
AFFIANT

Subscribed and sworn to before me this 19TH day of SEPTEMBER, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

PREPARED BY:
DAVID COLEMAN, ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

 EXHIBIT "A"

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

P.U.D. TRACT NO. 1

BEING TWO PARCELS OF LAND, LYING IN DAVIDSON COUNTY, TENNESSEE AND INCLUDES PART OF LOT NUMBER ONE AS SHOWN ON THE MAP OF SHIELD'S ANTIOCH LANDS AS OF RECORD IN BOOK 57, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING PART OF TRACTS 1 AND 2 AND ALL OF TRACT 4 OF HICKORY HIGHLANDS AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY MORROW & ASSOCIATES, INC. AND DATED JAN 14, 1986:

PARCEL ONE

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF MOSS ROAD, SAID POINT BEING A CORNER COMMON WITH PHILLIP PRATT;

THENCE LEAVING MOSS ROAD AND WITH PRATT, LONAS, AND JONES, NORTH 04 DEG 40 MIN 34 SEC WEST, 478.42 FEET TO A POINT;

NORTH 00 DEG 23 MIN 24 SEC EAST, 887.51 FEET TO A POINT, A CORNER COMMON WITH R.E. JONES IN THE SOUTH LINE OF FRED WEIS;

THENCE WITH WEIS AND C.A. YORK, SOUTH 89 DEG 26 MIN 43 SEC EAST, 781.05 FEET TO A POINT, A CORNER COMMON WITH YORK;

THENCE WITH YORK, SOUTH 00 DEG 16 MIN 58 SEC WEST, 751.57 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 2, PARCEL ONE;

THENCE WITH P.U.D. TRACT 2, PARCEL ONE, SOUTH 00 DEG 16 MIN 58 SEC WEST, 300.00 FEET TO A POINT;

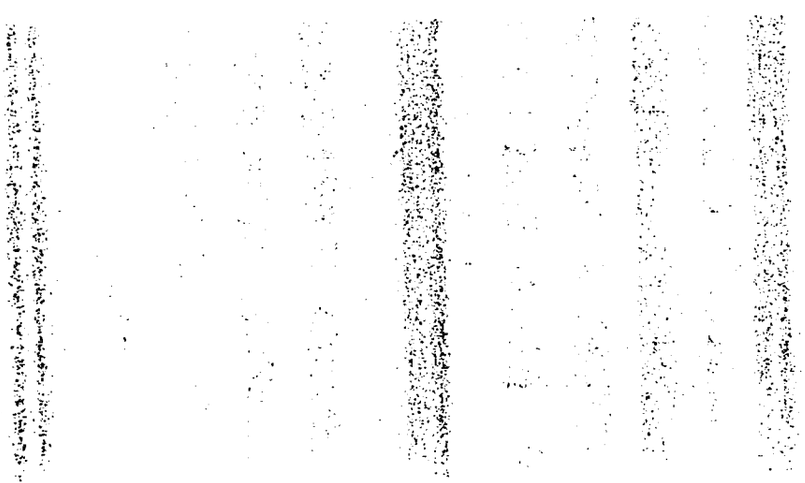
THENCE SOUTH 34 DEG 25 MIN 23 SEC EAST, 199.62 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 2, PARCEL ONE IN THE WEST RIGHT-OF-WAY LINE OF MOSS ROAD;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF MOSS ROAD ON A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 54 DEG 45 MIN 23 SEC, THE RADIUS OF WHICH IS 691.20 FEET, THE CHORD OF WHICH IS SOUTH 73 DEG 32 MIN 20 SEC WEST, 635.71 FEET, ALONG THE CURVE DISTANCE OF 660.57 FEET; THENCE NORTH 79 DEG 04 MIN 59 SEC WEST, 251.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.93 ACRES, MORE OR LESS.

PARCEL TWO

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF MOSS ROAD, SAID POINT BEING A CORNER COMMON WITH JIM BRADDY; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF MOSS ROAD THE FOLLOWING BEARINGS AND DISTANCES;
SOUTH 79 DEG 04 MIN 59 SEC EAST, 470.34 FEET;
THENCE ON A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 54 DEG 06 MIN 57 SEC, THE RADIUS OF WHICH IS 741.20, THE CHORD OF WHICH IS NORTH 73 DEG 51 MIN 33 SEC EAST, 674.33 FEET, ALONG THE CURVE DISTANCE OF 700.06 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 2, PARCEL TWO;



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

THENCE WITH P.U.D. TRACT 2, PARCEL TWO, SOUTH 24 DEG 27 MIN 57 SEC WEST, 450.00 FEET TO A POINT;
THENCE SOUTH 77 DEG 28 MIN 08 SEC EAST, 600.00 FEET TO A POINT;
THENCE SOUTH 01 DEG 12 MIN 58 SEC WEST, 450.00 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 2, PARCEL TWO, IN THE NORTH LINE OF C.M. SMITH;

THENCE WITH C.M. SMITH, NORTH 88 DEG 47 MIN 02 SEC WEST, 444.58 FEET TO A POINT, A CORNER COMMON WITH C.M. SMITH;

THENCE WITH SMITH, SOUTH 06 DEG 19 MIN 39 SEC WEST, 412.77 FEET TO A POINT, A CORNER COMMON WITH SMITH IN THE NORTH RIGHT-OF-WAY LINE OF MT VIEW ROAD;

THENCE WITH THE NORTH RIGHT-OF-WAY OF MT VIEW ROAD, NORTH 83 DEG 53 MIN 52 SEC WEST, 329.40 FEET TO A POINT, A CORNER COMMON WITH BYRD MCRAE IN THE NORTH RIGHT-OF-WAY LINE OF MT VIEW ROAD;

THENCE WITH MCRAE NORTH 05 DEG 59 MIN 18 SEC EAST, 384.40 FEET;
THENCE NORTH 88 DEG 41 MIN 43 SEC WEST, 706.68 FEET TO A POINT, A CORNER COMMON WITH MCRAE AND SIRLS CEMETERY;

THENCE WITH SIRLS CEMETERY, NORTH 89 DEG 22 MIN 43 SEC WEST, 136.59 FEET TO A POINT, A CORNER COMMON WITH SIRLS CEMETERY AND OZRO CUNNINGHAM IN THE NORTH RIGHT-OF-WAY LINE OF MT VIEW ROAD;

THENCE LEAVING MT VIEW ROAD AND WITH CUNNINGHAM, JOHN MOSES AND JIM BRADDY, NORTH 08 DEG 02 MIN 33 SEC EAST, 865.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.63 ACRES, MORE OR LESS.

TOTAL AREA P.U.D. TRACT 1 - PARCELS ONE & TWO = 53.56 ACRES, MORE OR LESS.

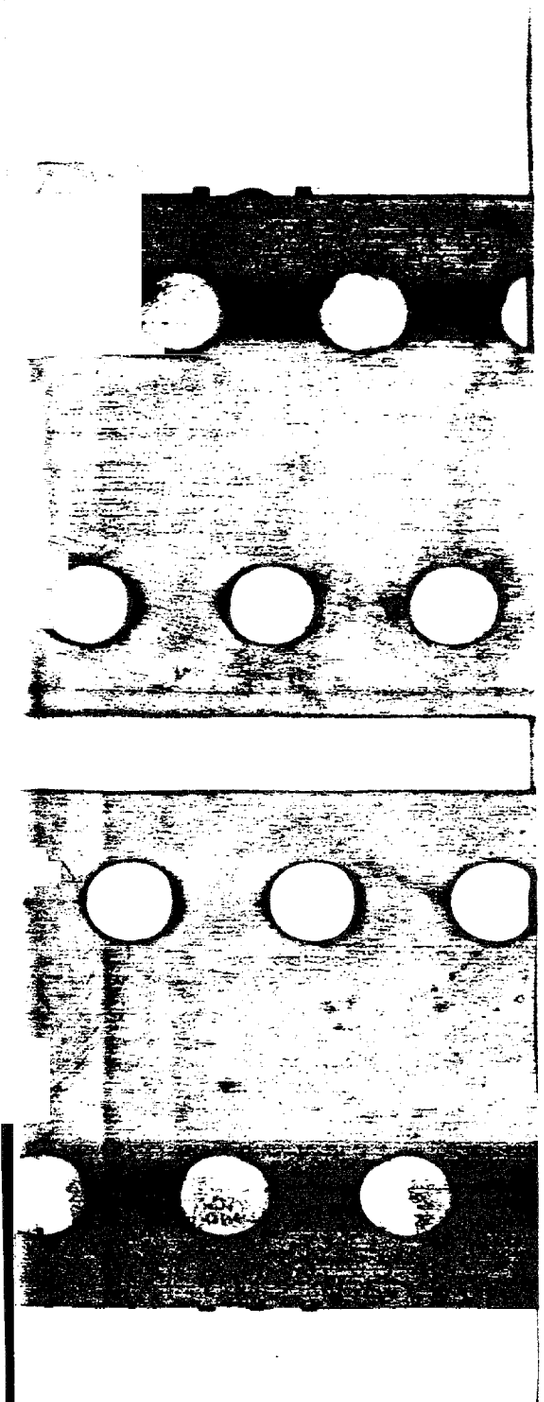
Being part of the same property conveyed to California Texas Properties, Inc. by deed from Harding University, Inc. in Book 6768, Page 661, Register's Office for Davidson County, Tennessee.

69107

IDENTIFICATION REFERENCE

SEP 20 2 33 PM '88

JAN 14, 1986
PAGE 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7656 PAGE 710

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 10000.00
CON TX 33.00
PRFEE 0.50
WDEED 12.00
TOTAL 45.50
CHECK 45.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/88 01 14:35 0001 8854

6-9107

IDENTIFICATION REFERENCE

SEP 20 2 33 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 135851