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

BOOK 7752 PAGE 524

Address New Owner(s):

Ken Lokey Homes, Inc.
1800 Bering, Suite 220
Houston, TX 77057

Send Tax Bills to:

New Owner

Tax Information:

Map: 62-2-A
Group:
Parcel(s): 122

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) 122 on the Plan of Resubdivision of River Trace Estates, Phase I, Section 2, 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 11 day of January, 1989.

CROSS PROPERTIES,
a Tennessee general partnership

By: J. W. Cross, III, Partner

By: James W. Cross, IV,
Conservator of the Estate of J. W. Cross, III by Order Appointing Conservators of record in Book 7665, page 397, Register's Office for Davidson County, Tennessee.

By: Caroline J. Cross, Partner

By: _____
James W. Cross, IV,
Attorney in Fact
for the said Caroline
J. Cross by Power
of Attorney of record
in Book 7665, page
402, Register's Office
for Davidson County,
Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James W. Cross, IV, 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 Conservator of the Estate of J. W. Cross, III, Partner of Cross Properties, 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 11 day of January, 1989.

Dazel S. Brown
Notary Public

My Commission Expires: 4-9-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James W. Cross, IV, 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 Attorney in Fact for Caroline J. Cross, Parter of Cross Properties, 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 11 day of January, 1989.

Dazel S. Brown
Notary Public

My Commission Expires: 4-9-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Patsy A Matheson
Affiant

Subscribed and sworn to before me, this 11 day of January, 1989.

Notary Public

My Commission Expires: 9-26-92

Land in Davidson County, Tennessee, being Lot(s) No(s). 122 on the Plan of Resubdivision of River Trace Estates Phase I, Section 2, as of record in Plat Book 6900, page 741, 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 1989, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Plat Book 6900, page 741, 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 7298, 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.

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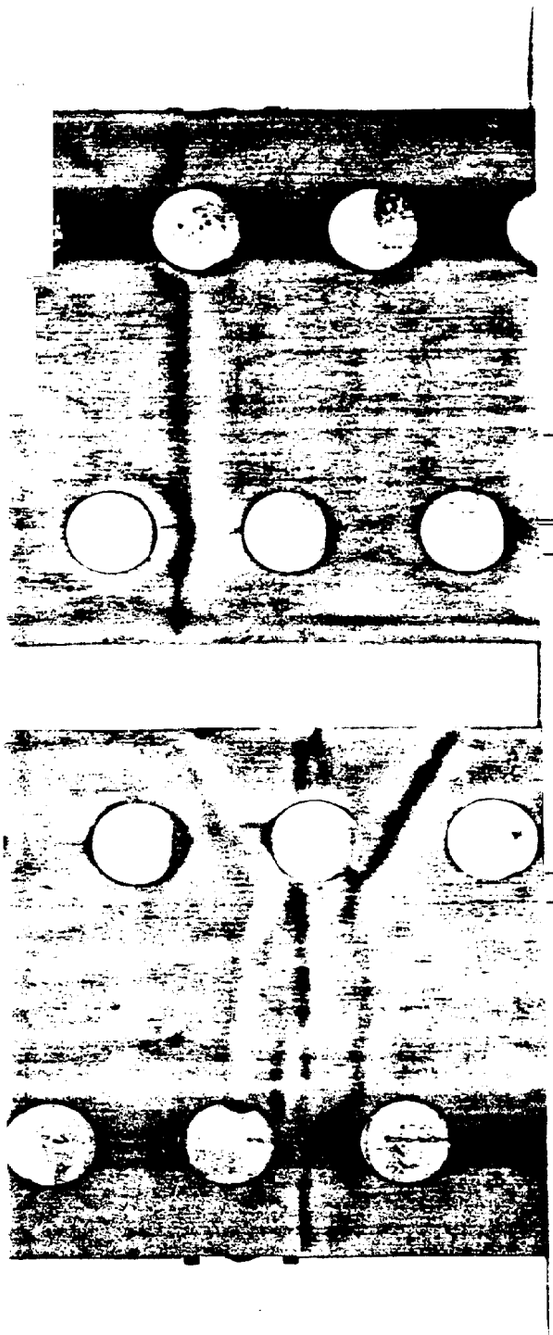
IDENTIFICATION REFERENCE

JAN 17 11 11 AM '89

PAT MCNEIL REGISTER
DAVIDSON COUNTY, TN

6591 01/17 0101 03CHECK 58.40

EXHIBIT "B"



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 13000.00
				CON TX 42.90
				PRFEE 0.50
				WDEED 15.00
				TOTAL 58.40
				CHECK 58.40
01/17/89	01			11:13 0001 6591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017.98

IDENTIFI REFERENCE

JAN 17 11 12 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 173245