Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MMG South L.P. 5115 Maryland Way Brentwood, TN 37027	Part of Map 174 Parcel 26	MMG South L.P. 5115 Maryland Way Brentwood, TN 37027

This instrument prepared by: Boult, Cummings, Conners & Berry (JVT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

Jill Box #42

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HICKORY DOWNS VENTURE** (the "Grantor"), a Texas joint venture composed of Hickory Downs, Ltd., a Tennessee limited partnership, and American General Realty Investment Corporation, a Texas corporation, successor to Atlas Realty Corporation, has bargained and sold, and by these presents does transfer and convey unto **MMG SOUTH L.P.**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property known as Lot 1, Section 2, The Crossings at Hickory Hollow, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $542,503.50.

John Kelly
Affiant

Subscribed and sworn to before me this 28th day of March, 1990.

Julia Ann Thomas
Notary Public
My Commission Expires: 10/9/91

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 8th day of March, 1990.

HICKORY DOWNS VENTURE, a Texas joint venture

By: Hickory Downs, Ltd., a Tennessee limited partnership, joint venturer

By: Southeast Venture Companies, Inc., a Tennessee corporation, general partner

By: George A. Volkert
George A. Volkert, President

By: American General Realty Investment Corporation, a Texas corporation, joint venturer

By: _____

Title: W. G. Orr
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, George A. Volkert, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is President of Southeast Venture Companies, Inc., a Tennessee corporation, general partner of Hickory Downs, Ltd., a Tennessee limited partnership, joint venturer of **HICKORY DOWNS VENTURE**, a Texas joint venture, and is authorized to execute the foregoing instrument on behalf of Southeast Venture Companies, Inc., general partner of Hickory Downs, Ltd., joint venturer of **HICKORY DOWNS VENTURE.**

WITNESS my hand, at office, this 13th day of March, 1990.

_____
Notary Public

My Commission Expires: _____

APPROVED
AS TO CONTRACT COMPLIANCE
PUR. SPEC. NO. 136
LAW DEPARTMENT
CONTROL NO. 290-086
DATE 3-1-90
SIGNED

STATE OF TEXAS

COUNTY OF ~~HARRIS~~

Personally appeared before me, Suzette Freeman, Notary Public in and for the State and County aforesaid, W. E. Orr, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Vice President of American General Realty Investment Corporation, a Texas corporation, joint venturer of **HICKORY DOWNS VENTURE**, a Texas joint venture, and is authorized to execute the foregoing instrument on behalf of American General Realty Investment Corporation, joint venturer of **HICKORY DOWNS VENTURE.**

WITNESS my hand, at office, this 2nd day of March, 1990.

SUZETTE FREEMAN
Notary Public, State of Texas
My Commission Expires 1-4-92

Suzette Freeman
Notary Public

My Commission Expires: 1-4-92

wp:jvtHDmmgWD

Being parcel of land lying in Davidson County, Tennessee and being Lot One, Section Two, The Crossings at Hickory Hollow as of record in Book 7900, page 114, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the north right-of-way line of Crossings Boulevard, said point being located westerly, 1232.03 feet from the west right-of-way return of Old Franklin Road at its intersection with Crossings Boulevard;

Thence, with the north right-of-way line of Crossings Boulevard, north 51 deg. 45 min. 42 sec. west, 270.00 feet to a point;

Thence, on a curve to the right, the radius of which is 45.00 feet, the central angle of which is 90 deg. 00 min. 00 sec., the chord of which is north 06 deg. 45 min. 42 sec. west, 63.64 feet, along the curve distance of 70.69 feet to a point;

Thence, leaving Crossings Boulevard and on a severance line across The Crossings at Hickory Hollow (Future Development) the following bearings and distances:

Thence, north 38 deg. 14 min. 18 sec. east, 163.56 feet to a point;

Thence, on a curve to the left, the radius of which is 900.00 feet, the central angle of which is 06 deg. 11 min. 30 sec., the chord of which is north 35 deg. 08 min. 33 sec. east, 97.21 feet, along the curve distance of 97.26 feet to a point;

Thence, south 54 deg. 41 min. 53 sec. east, 320.67 feet to a point;

Thence, south 36 deg. 14 min. 18 sec. west, 322.05 feet to the point of beginning.

Containing 98,637 square feet (2.264 acres, more or less).

Being part of the same property conveyed to Hickory Downs Venture, a Tennessee joint venture, by deed from Hickory Downs, Ltd., a Tennessee limited partnership, of record in Book 7068, page 235, Register's Office for Davidson County, Tennessee.

wp:jvtHDmmgWD

EXHIBIT B

1. Taxes for the year 1990.

2. Matters shown on the plat of Section Two, The Crossings at Hickory Hollow, of record in Book 7900, page 114, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Joint Development Agreement, a memorandum of which is recorded in Book 7723, page 634, as restated in Book 7963, page 140, said Register's Office.

4. Restrictions contained in Book 7963, page 145, rerecorded in Book 7966, page 60, said Register's Office.

5. Grantor reserves unto itself, its successors and assigns, a non-exclusive easement upon the Property for pedestrian and vehicular ingress and egress, to permit access from the Crossings Boulevard curbcut located on the Property to a curbcut to be located upon Grantor's Retained Property along Crossings Boulevard, said easement being twenty-four (24) feet in width, located in the southeastern corner of the Property, and being more particularly described on the drawing attached hereto as Exhibit C, which is incorporated herein by reference.

wp:jvtHDmmgWD

14517

IDENTIF. TREFERENCE

MAR 29 12 45 PM '90

DAVIDSON COUNTY TN.

6845 03/29 0101 03CHECK 1809.25

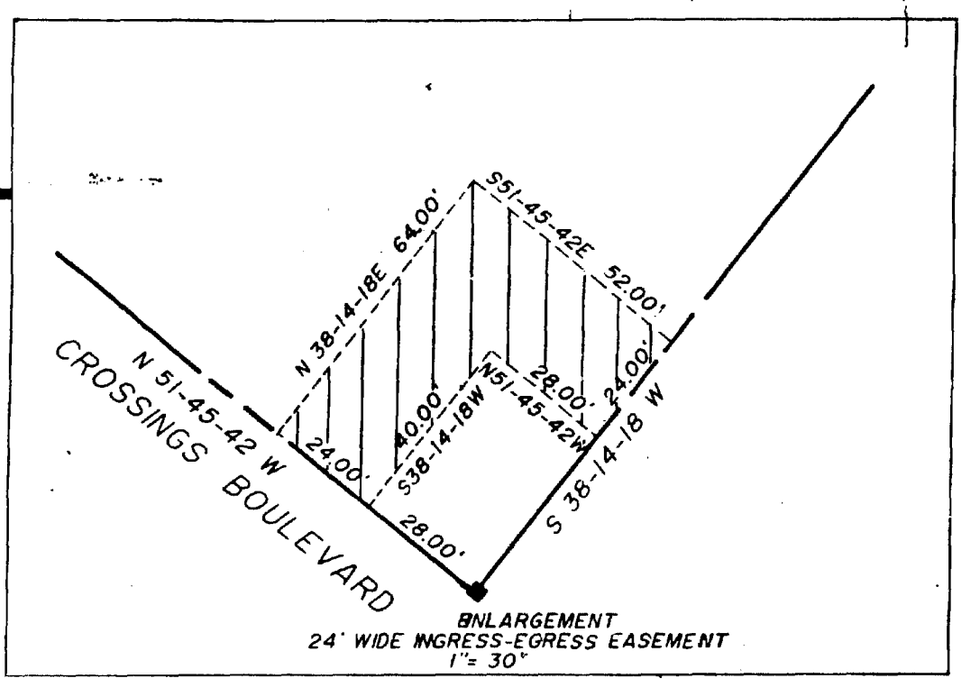
JERRY MORROW R.L.S., TN. # 777

ROAD

TAX MAP 163
TAX MAP 174

EXHIBIT C

BOOK 8075 PAGE 888



RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOUNDARY SURVEY

SECTION TWO

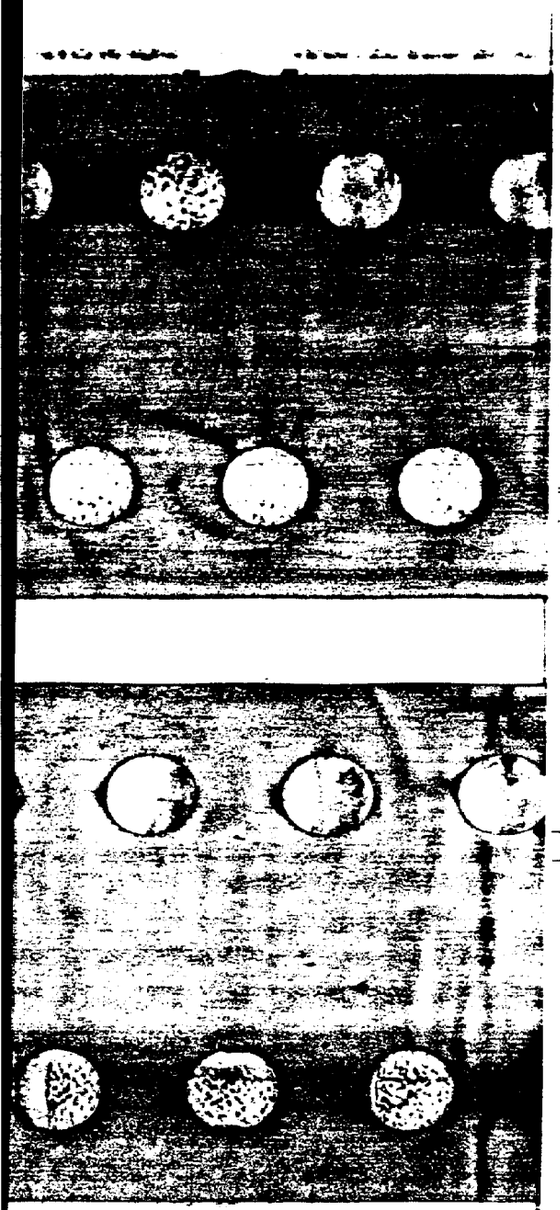
THE CROSSINGS AT HICKORY HOLLOW

A PLANNED UNIT DEVELOPMENT

29th COUNCILMANIC DISTRICT
NASHVILLE– DAVIDSON COUNTY, TENNESSEE.

. FT. OR

SCALE : 1" = 300' · NOVEMBER 30, 1989
REVISED 2-22-90
REVISED 3-2-90



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

RECEIVED OF _____

FOR _____

BOOK 8075 PAGE 889

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 542503.50	
			CON TX 1790.25	
			PRFEE 1.00	
			MDEED 18.00	
			TOTAL 1809.25	
			CHECK 1809.25	
03/29/90	01		12:44 0001 6845	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14517.

IDENTIF. REFERENCE

MAR 29 12 45 PM '90

DAVIDSON COUNTY TN.

No. 305259