Map No.	Parcel No.	Lot No.
59-4	35	2
59-8	160	10
59-8	213,217,193	66,70,20

BOOK 8240 PAGE 663

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE

COUNTY OF DAVIDSN

THAT FIRST GIBRALTAR BANK, FSB, hereinafter called Grantor, as transferee of certain assets (including the hereinafter described property) from the FSLIC, as receiver for FIRST TEXAS SAVINGS ASSOCIATION, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged has BARGAINED, SOLD, and by these presents does hereby TRANSFER AND CONVEY unto HOUSTON EZELL CORPORATION , herein called Grantee, that certain property described as follows:

TRACT I:
Being Lot Numbers 2 and 10 on the Plan of Claymille Station, Phase I, of record in Plat Book 6900 at pages 322 and 323, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to the Grantors by Successor Trustee's Deeds of record in Book 7962 at page 760 and Book 7962 at page 765, Register's Office for said County.

TRACT II:
Being Lot Number 20 on the Plan of Claymille Station, Phase II, of record in Plat Book 6900 at page 626, Register's Office for Davidson County, Tennessee.

being part of the same property conveyed to the Grantors by Successor Trustee's Deed of Record in Book 7962 at page 765, Register's Office for said County.

TRACT III:
Being Lot Numbers 66 and 70 on the Plan of Claymille Station, Phase III, of record in Plat Book 6900 at page 648 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to the Grantors by Successor Trustee's Deeds of record in Book 7962 at page 760 and Book 7962 at page 765, Register
s Office for said County.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record pertaining to any portion(s) of the herein described Property;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad valorem taxes and assessments as well as M.U.D. taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(es) in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and, except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PROPERTY, AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" IN ITS PRESENT CONDITION.

Executed this 13th day of November, 1990.

ATTEST: FIRST GIBRALTAR BANK, FSB

_____ By: James D. Hurst

Name: James D. Hurst

Title: Senior Vice President

Reviewed

MAILING ADDRESS OF GRANTEE:

STATE OF TEXAS)

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, James D. Hurst, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that James D. Hurst is the Senior Vice President 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 and seal this 13th day of November, 1990.

My Commission Expires:

4-18-93

Lisa R. Lee
Notary Public

RETURN TO:

LISA R. LEE NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-18-93

3773 11/20 0101 03CHECK 355.18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater is $104,600.00.

H Douglas Smith Pres.
Affiant

Subsribed and sworn before me this 19th day of November, 1990.

Reda L. Lane
Notary Public

My commission expires:

11-24-90

NOTARY PUBLIC STATE OF TENNESSEE

Address of New Owner:
Houston Ezell Corporation
P. O. Box 3067
Brentwoo-, TN

Send Tax Bills to:
Owner

Prepared by:
Southeast Title of Tennessee, Inc.
Suite 100, 7003 Chadwick
Brentwood, TN 37027
#0B14862

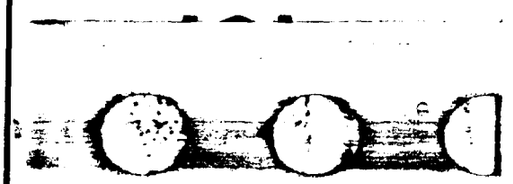
FILED & RECORDED DAVIDSON COUNTY TN.
NOV 20 9 35 AM '90

IDENTIF. TREFERENCE

73820

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8240 PAGE 666

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

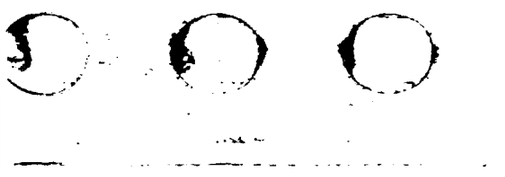
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

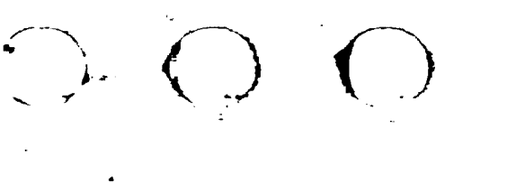
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

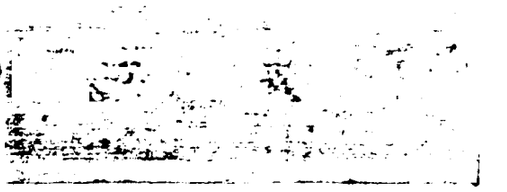
MAMT 104600.00
ERR CO
MAMT 104600.00-
CAMT 104600.00
CON TX 345.18
~~PRFEE~~ 1.00
MDEED 9.00
TOTAL 355.18
CHECK 355.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/90 01 09:36 0001 8793







73820

IDENTIF. REFERENCE

Nov 20 9 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374788