This Instrument Prepared by:
Leon Sharber, Attorney
1161 Murfreesboro Road, S. 505
Nashville, TN 37217

15585

Lot 37, Map 059-08-0, Par. 210.0(
Lot 38, Map 059-08-0, Par. 211.0(
Lot 39, Map 059-08-0, Par. 212.0(
Lot 75, Map 059-08-0, Par. 222.0(

BOOK 8355 PAGE 436

3624 05/20 0101 03CHECK 205.00

IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

MAY 20 3 29 PM '91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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:

> Being Lot Nos. 37, 38, 39 and 75, on the Plan of Claymill Station, Phase 3, as of record in Plat Book 6900, pages 626 and 648, Register's Office for Davidson County, TN.
>
> Being part of the same property to Grantor by deed of record in Book 7962, page 760 and Book 7962, page 765, said Register's Office.

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 transfer 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 the Grantee assumes; and subsequent assessments for this and prior years due to changes(s) 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 of 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 WARRANTY, 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 10th day of May, 1991.

ATTEST:

N/a

FIRST GIBRALTAR BANK, FSB

BY: Norma J Hagan

NAME: NORMA J. HAGAN

TITLE: REAL ESTATE OFFICER

ADDRESS New Owner AND
Mail Tax Bills to:
Houston Ezell Corporation
1749 MALLORY LANE
BRENTWOOD, TN 37027

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, NORMA J. HAGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the REAL ESTATE OFFICER of the Maker or a constituent of the Maker and is authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand and seal this 13th day of May, 1991.

My Commission Expires:

MARIE MEZA
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
SEPT. 17, 1992

Marie Meza
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater, is $60,000.00.

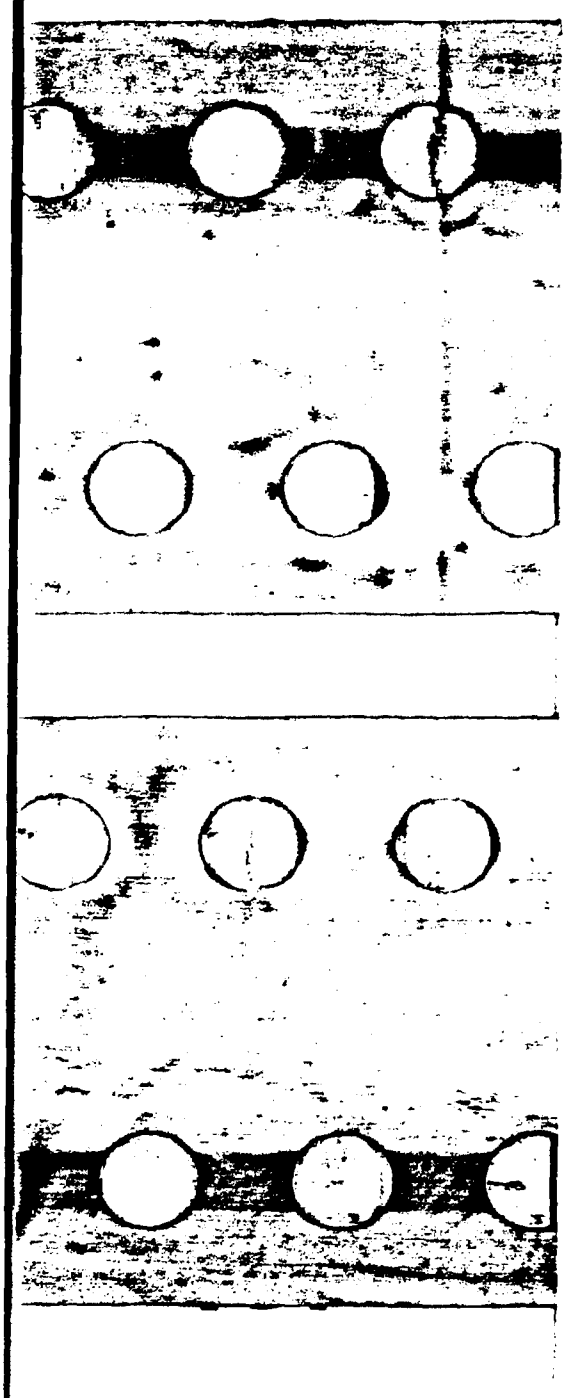
Affiant

Subscribed and sworn to before me on this the 10th day of May, 1991.

LAURA S. WEBB
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:
5/20/93

Laura S. Webb
Notary PUblic



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8355 PAGE 438

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 60000.00

CAMT 60000.00
CON TX 198.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 205.00
CHECK 205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/91 01 15:30 0001 3624

15585.

IDENTIFICATION REFERENCE

MAY 20 3 29 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 423213