Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ezell Foundation, Inc. c/o Purity Dairies, Inc. 360 Murfreesboro Road Nashville, TN 37210	Map 59-8-186, 187, 188, 190, 191, 192, 193, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 217, 225, 229	same

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

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, HOUSTON EZELL CORPORATION, a Tennessee corporation (formerly known as Land Investment and Development Corporation) (the "Grantor") has bargained and sold, and by these presents transfers and conveys to EZELL FOUNDATION, INC., a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Conveyance for Sanitary Sewer of record in Book 7681, page 537, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for Water Main of record in Book 7681, page 586, said Register's Office.

4. Deed of Conveyance for Water Main of record in Book 7893, page 314, said Register's Office.

5. Deed of Conveyance for Sanitary Sewer of record in Book 7893, page 399, said Register's Office.

6. All matters shown on the Plans of record in Plat Book 6900, page 322, Plat Book 6900, page 626 and Plat Book 6900, page 648, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,500.00.

J. Houston Ezell Pres
Affiant

Subscribed and sworn to before me this 10th day of September, 1991.

Loretta B Lane
Notary Public
My Commission Expires: 5/23/94

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY

7. Declaration of Covenants, Conditions and Restrictions for Claymille Station-Section 2, including but not limited to easements, liens and assessments, general and special, of record in Book 7514, page 41, said Register's Office.

8. Declaration of Covenants, Conditions and Restrictions for Claymille Station-Section 3, including but not limited to easements, liens and assessments, general and special, of record in Book 7546, page 658, said Register's Office.

This is improved property located in Nashville, 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.

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 Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of September, 1991.

HOUSTON EZELL CORPORATION, a Tennessee corporation

By: Doug Sanders

Title: President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Doug Sanders, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of HOUSTON EZELL CORPORATION, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 10th day of September, 1991.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

wp:LBLHECSWD

EXHIBIT A

BOOK 8441 PAGE 837

Land in Davidson County, Tennessee, being Lots Nos. 13,14,15,17,18,19,20, and 23 on the Plan of Claymille Station, Phase II, of record in Plat Book 6900, page 626, of said Register's Office, to which plan reference is made for a more complete description.

And being Lots Nos. 24,25,26,27,28,29,30,31,32,33,70,78 and 82 on the Plan of Claymille Station, Phase III, of record in Plat Book 6900, page 648, of said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Houston Ezell Corporation by deed from First Gibraltar Bank, FSB, the transferee of certain assets from Federal Savings Loan Insurance Corporation, as receiver for First Texas Savings Association of record in Book 8240, page 663, Register's Office for Davidson County, Tennessee. (as to Lot 20, Phase II and Lot 70, Phase III)

Being the same property conveyed to Houston Ezell Corporation , a Tennessee Corporation by deed from Ronald J. Sommers, Trustee for the Estate of Gemcraft Homes (Tennessee), Inc., Bankruptcy Case No. 89-02761-H2-7 (Southern District of Texas) of record in Book 8119, page 952, Register's Office for Davidson County, Tennessee. (as to Lots 19,21,22 & 23, Phase I, and Lots 24,25,26,27,28,78 and 82, Phase III)

Being the same property conveyed to Land Investment and Development Corporation by deed from C. Raymond Waters, a 1/6th interest,James E. Waters, Sr., a 1/6th interest,Hugh E. Waters, Sr., a 1/6th interest,Ruby W. Neeley, a 1/6th interest,Annie S. Waters, a 1/12th interest, Patricia W. Swift, a 1/12th interest, Steven Paul Waters, a 1/18th interest,Peggy W. Colins, a 1/18th interest,Alma L. Waters, a 1/36th interest, and Cynthia W. Andrews, a 1/36th interest and Clarence Raymond Waters and wife Thelma Kemp Waters,J.B. Neely and wife Ruby Waters Neely, and Mary Patricia Swift and husband James E. Swift, which deed is of record in Book 7078, page 192, Register's Office of Davidson County, Tennessee. By charter amendment of record in Book 8009, page 752, said Register's Office, Land Investment and Development Corporation changed its name to Houston E. Ezell Corporation. (as to Lots 13,14,15,17, and 18, Phase II and Lots 29,30,31,32 and 33, Phase III)

4661.2

RECEIVED FOR REFERENCE

SEP 12 4 00 PM '91

0492 09/12 0101 03CHECK 1136.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8441 PAGE 838

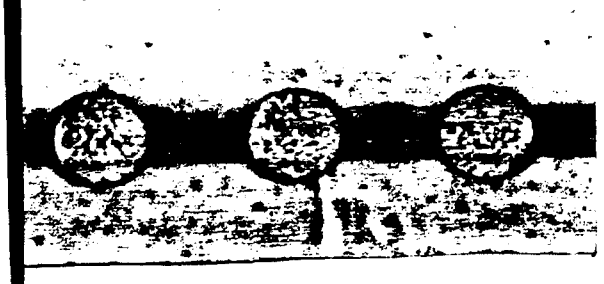
CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 304500.00
CON TX 1126.65
PRFEE 1.00
WDEED 9.00
TOTAL 1136.65
CHECK 1136.65

09/12/91 01 16:01 0001 0492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.6.6.1.2

IDENTIFICATION REFERENCE

SEP 12 4 00 PM '91

No. 458739