BOOK 9251 PAGE 574

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

HONEY CREEK, LTD., a Texas limited partnership (whether one or more, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid by WALDEN RESIDENTIAL PROPERTIES, INC., a Maryland corporation (whether one or more, "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 1994 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

EXECUTED as of the 2nd day of February, 1994.

GRANTOR:

HONEY CREEK, LTD., a Texas limited partnership

By: DASEKE PROPERTIES CORPORATION, a Texas corporation, General Partner

By: _____
Name: Mark S. Dillinger
Title: Executive Vice President

THE STATE OF Texas §
§
COUNTY OF Dallas §

Before me, Lisa K. Dunn, a Notary Public of said County and State, personally appeared Mark S. Dillinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon path, acknowledged himself to be Executive Vice President of Daseke Properties Corporation, a corporation, a general partner, of HONEY CREEK, LTD., the within named bargainor, a limited partnership, and that as such Mark S. Dillinger executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Executive Vice President of Daseke Properties Corporation, a general partner of HONEY CREEK, LTD.

Witness my hand and seal, at office in Dallas Texas, this 2nd day of February, 1994.

_____
Lisa K. Dunn
Notary Public

My Commission Expires: _____

LISA K. DUNN
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-11-96

This instrument prepared by and
when recorded, return to:
Robin K. Minick, Esq.
Munsch Hardt Kopf Harr & Dinan, P.C.
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2790

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

WALDEN RESIDENTIAL PROPERTIES, INC.
c/o Walden Management Company
13601 Preston Road, Suite 800W
Dallas, Texas 75240

MAP/PARCEL NO.

map 147
parcel 41

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is 1,650,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1994.

Notary Public

My Commission expires:

LISA K. DUNN
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-11-96

p:\real\2474\2\sf\raintree\swdeed
3 vcg/gbh:JS 020394

EXHIBIT 'A'

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Sundance, of record in Book 6250, page 106, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a new iron pin on the easterly margin of Edmonson Pike, said Pike having a right-of-way width of 50.00 feet, and being the northwest corner of the herein described tract; said pin being N. 86 deg. 54' 47" W, a distance of 3.98 feet from an old concrete monument at the southwest corner of Candlestick Farms, Section 1, of record in Book 3300, page 56, R.O.D.C., and proceeding as follows: thence S 86 deg. 54' 47" E a distance of 553.88 feet; thence S 86 deg. 49' 21" E, a distance of 363.84 feet; thence S 88 deg. 18' 36" E, a distance of 149.12 feet; thence S 87 deg. 46' 25" E, a distance of 204.60 feet; thence S 87 deg. 48' 03" E, a distance of 110.99 feet; thence S 00 deg. 26' 05" W, a distance of 337.90 feet; thence N 89 deg. 55' 34" W, a distance of 217.45 feet; thence S 21 deg. 15' 02" W, a distance of 193.13 feet; thence S 07 deg. 47' 48" E, a distance of 205.49 feet; thence N 76 deg. 09' 09" W, a distance of 278.30 feet; thence S 57 deg. 10' 23" W, a distance of 50.29 feet; thence along a curve to the left having a radius of 387.50 feet and a central angle of 64 deg. 31' 10", a distance of 436.36 feet; thence S 40 deg. 35' 59" W, a distance of 73.87 feet; thence along a curve to the right having a radius of 212.50 feet and a central angle of 60 deg. 34' 55", a distance of 224.69 feet; thence N 78 deg. 49' 06" W, a distance of 24.86 feet; thence along a curve to the right having a radius of 187.50 feet and a central angle 80 deg. 19' 33", a distance of 262.87 feet; thence N 73 deg. 11' 57" W, a distance of 64.80 feet; thence N 55 deg. 00' 29" W, a distance of 54.76 feet; thence along a curve to the left having a radius of 350.00 feet and a central angle of 13 deg. 58' 26", a distance of 85.36 feet; thence N 68 deg. 58' 55" W, a distance of 33.13 feet; thence along a curve to the right having a radius of 2831.57 feet and a central angle of 04 deg. 13' 49", a distance of 209.06 feet; thence N 18 deg. 38' 00" E, a distance of 528.26 feet to the point of beginning, containing 1,084,624 square feet or 24.90 acres, more or less.

Being the same property conveyed to Honey Creek, Ltd., a Texas Limited Partnership, by Quitclaim Deed from Ellington Woods, Ltd, a Texas Limited Partnership, of record in Book 8146, page 288, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "B"

1. 1994 and all future real property taxes constitute a lien, although the same are not yet due and payable.

2. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, of record in Book 7435, page 696, said Register's Office.

3. Storm Water Detention Agreement of record in Book 6340, page 719, said Register's Office.

4. The Plan of Sundance, of record in Book 6250, page 106, said Register's Office, which shows:

1. 50-foot minimum building setback line from Edmondson Pike;
2. 100-foot minimum building setback line from north boundary line and east boundary line;
3. 3.0-foot right-of-way dedication for Edmondson Pike;
4. 10-foot public utility and drainage easement along north boundary line;
5. 6.20 X 20-foot public utility and drainage easement in southwest corner of lot; and
6. All notes set forth on said plan and owner's certificate.

18535
IDENTIF. & REFERENCE

PICK-UP

6443 02/17 0101 03CHECK 28326.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9251 PAGE 579

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	
				7650000.00
			CON TX	28305.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	28326.00
			CHECK	28326.00
02/17/94	01		10:05 0001	6443



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18535
IDENTIFICATION REFERENCE

94 FEB 17 AM 10:06

No. 757355