68536

IDENTIF. # REFERENCE

Box 49

93-22087

BOOK 9400 PAGE 179

94 JUL -6 PM 2:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF CONNECTICUT
COUNTY OF HARTFORD

The actual consideration or value, whichever is greater, for this transfer is $9,000,000.00.

PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY

By: Raymond J. Donatoni
Its: Second Vice President

Sworn to and subscribed to before me this 24th day of June, 1994

JOYCE R. SCHMIDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 1997

Joyce R. Schmidt
Notary Public
My Commission Expires: 1/31/97

Address of new owner and send tax bills to:

CASA Group, L.L.C.,
c/o Phoenix Realty Advisors, Inc.
One American Row
Hartford, CT 06115

Map and Parcel No:

162-00-0 065.00
162-00-0 180.00

SPECIAL WARRANTY DEED

This Indenture, made this 24th day of June, 1994, between **BRENTRIDGE PARTNERS**, a Texas general partnership, hereinafter called "Grantor", and **CASA GROUP, L.L.C.**, a Delaware limited liability company, hereinafter called "Grantee":

WITNESSETH: That Grantor in consideration of the sum of Ten Dollars and no/100 ($10.00) and other valuable consideration, to it paid by Grantee, does hereby grant, bargain, sell and convey unto Grantee and the heirs and assigns of Grantee, with the covenants set out only, the real property located in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference, together with the improvements subject to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

This instrument was prepared by the following attorney for Phoenix Home Life Mutual Insurance Company, a general partner of the Grantor herein;

Bradford H. Buck, Counsel
Phoenix Home Life Mutual Insurance Company
One American Row
Hartford, Connecticut 06115

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereto belonging to Grantee and the heirs and assigns of Grantee forever. Grantor covenants that it will warrant and defend the title to said premises unto Grantee and the heirs and assigns of grantee against all lawful claims of all persons holding by, through or under Grantor except as aforesaid.

IN WITNESS WHEREOF, Grantor has executed these presents and its general partners have affixed their corporate seals the day, month and year first above written.

BRENTRIDGE PARTNERS, a Texas general partnership

By: PHOENIX FOUNDERS, INC., general partner

By: _____
Its: [redacted] President

By: PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY, general partner

By: _____
Its: Second Vice President

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond J. Muratori, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the Second Vice President of Phoenix Home Life Mutual Insurance Company, a New York corporation, which is a general partner of Brentridge Partners, a Texas general partnership, and is authorized by said corporation to execute this instrument on behalf of said corporation and general partnership.

Witness my hand, at office, this 24th day of June, 1994.

Joyce R. Schmidt
Notary Public

My Commission Expires: 1/31/97

JOYCE R. SCHMIDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 1997

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lawrence P. Fleming, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the Vice President of Phoenix Founders, Inc., a Connecticut corporation, which is a general partner of Brentridge Partners, a Texas general partnership, and is authorized by said corporation to execute this instrument on behalf of said corporation and general partnership.

Witness my hand, at office, this 24th day of June, 1994.

Joyce R. Schmidt
Notary Public

My Commission Expires: 1/31/97

JOYCE R. SCHMIDT
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 1997

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, Phase I and Lot No. 1, Phase II, on the Plan of Brentridge, as shown on plat of record in Book 6250, page 576, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. The previous legal description is the same as in the deed referenced below.

Being the same property conveyed to Brentridge Partners, a Texas general partnership by Deed of record in Book 6740, Page 540, Register's Office for Davidson County, Tennessee.

4156 07/06 0101 03CHECK 33321.00

EXHIBIT B

PERMITTED EXCEPTIONS

1. All presently existing and future liens against the Property for unpaid real estate taxes, assessments and water and sewer charges which are prorated as of the closing.

2. All present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any government agency having jurisdiction.

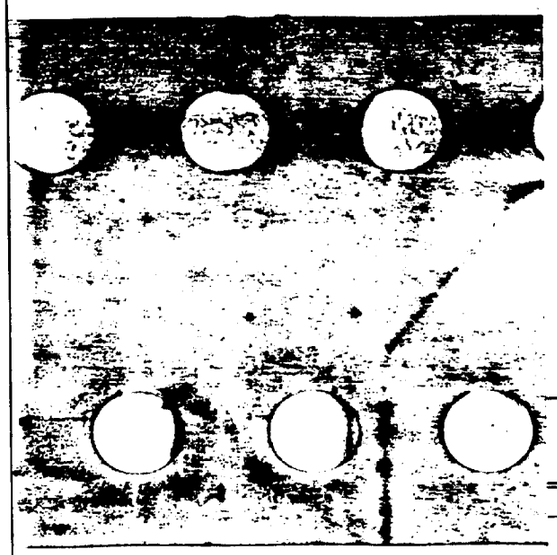
3. Rights of tenants in possession.

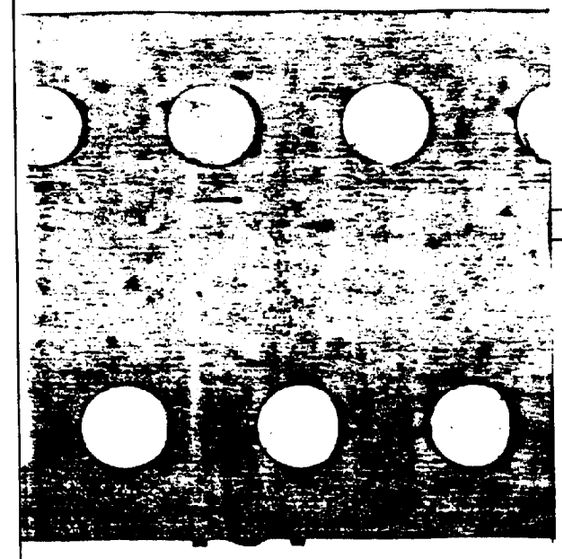
4. Temporary and Permanent Easement(s) to State of Tennessee, as set forth in Special Warranty Deed recorded in Book 8245, Page 675.

5. Storm Water Detention Agreement of record in Book 6629, page 735.

6. All matters shown on Plat recorded in Book 6250, Page 576.

7. Regulatory Agreement of record in Book 6741, Page 716.





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

RECEIVED OF _____

FOR _____

BOOK 9400 PAGE 184

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
9000000.00
CON TX 33300.00
PRFEE 1.00
WDEED 20.00
TOTAL 33321.00
CHECK 33321.00
07/06/94 01 14:57 0001 4156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68536
IDENTIF. ↑ REFERENCE

94 JUL -6 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810799