Box 60

BOOK 9696 PG 161

This Instrument Prepared By:
BOTTORFF & KAVIN, Attorneys
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Tax Map-Parcel Nos.	
Holigan Homes, Inc.	New Owner	176-5-B-5	176-5-B-17
101 Holland Ridge Drive		176-5-B-6	176-5-A-1
LaVergne, TN 37086		176-5-B-16	175-08-10.00
		175-08-9.00	175-08-29.00
		175-08-30.00	175-08-31.00

THE STATE OF TENNESSEE

9473 06/09 0101 03CHECK 675.00

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ One Hundred Eighty Thousand Dollars ($ 180,000.00).

Affiant

Subscribed and sworn to before me this the 8th day of June, 1995.

Barbara S. Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:

July 28, 1995

That T & T Partners I, a Texas general partnership ("Grantor"), 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 are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto HOLIGAN HOMES, INC., a Texas corporation authorized to do business in Tennessee, hereinafter referred to as "Grantee", with offices located at 101 Holland Ridge Drive, LaVergne, Tennessee 37086, all those certain lots, tracts or parcels of land situated in Davidson County, Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property") to-wit:

Lots 3, 4, 28, 29 and 30 on the Plan of Section One, Hickory Woods, of record in Plat Book 6900, Page 509, corrected by Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description; and

Lots 5, 6, 16, 17 and 18 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to T & T Partners I, a Texas general partnership, by deed from Southern Development Corporation, of record in Book 9616, Page 481, and re-recorded in Book 9668, Page 701, and FURTHER BEING part of the same property conveyed to the said T & T Partners I, by Successor Trustee's deed recorded at Book 9656, Page 488, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
Lot 3 is 4496 LaVergne Couchville Pike, Nashville, Tennessee
Lot 4 is 4494 LaVergne Couchville Pike, Nashville, Tennessee
Lot 28 is 4709 Hickory Way, Nashville, Tennessee
Lot 29 is 4713 Hickory Way, Nashville, Tennessee
Lot 30 is 4717 Hickory Way, Nashville, Tennessee
Lot 5 is 405 Hickory Woods Court, Nashville, Tennessee
Lot 6 is 401 Hickory Woods Court, Nashville, Tennessee

Lot 16 is 6500 Wildgrove Drive, Nashville, Tennessee
Lot 17 is 6504 Wildgrove Drive, Nashville, Tennessee
Lot 18 is 6508 Wildgrove Drive, Nashville, Tennessee

This conveyance is subject to: Property taxes for 1995 and subsequent years; The plan of record at Plat Book 6900, Page 509, as corrected in Book 7582, Page 166; The plan of record at Plat Book 6900, Page 885, R.O.D.C.T.; Amended and Re-Stated Restrictive Covenants of record at Book 9678, Page 187; Bylaws of the Hickory Woods Homeowners Association, of record at Book 9678, Page 213; and easements and assignments of public record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters of record described herein, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said Property in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned and the said Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto the said Grantee, 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, subject to the Permitted Encumbrances.

EXECUTED this 7th day of June, 1995.

T & T PARTNERS I, a Texas general partnership
By: TWD TENNESSEE, LTD, a Texas limited partnership, its Managing General Partner
By: TAYLOR-DUNCAN INTERESTS, INC., a Texas corporation, its sole general partner

By: Phillip W. Duncan
Phillip W. Duncan, Vice President

006847 1
IDENTIF. ^ REFERENCE

95 JUN -9 AM 10:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THE STATE OF TEXAS)

COUNTY OF DALLAS)

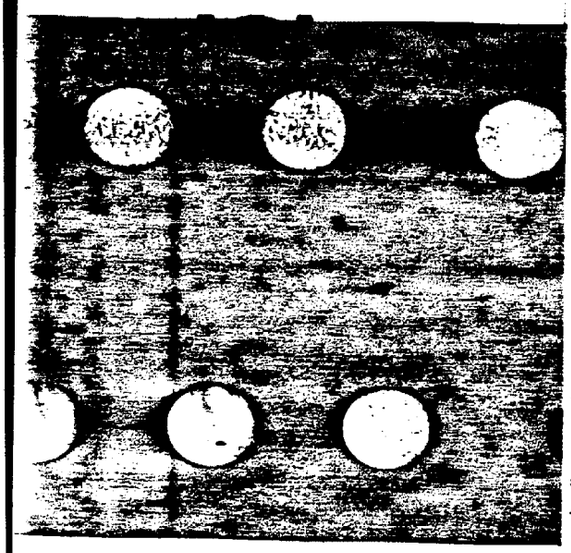
Personally appeared before me, Nancy K. Watkins, Notary Public, Phillip W. Duncan, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged Taylor-Duncan Interests, Inc., a Texas corporation, to be the sole general partner of TWD Tennessee, Ltd., a Texas limited partnership, and that said limited partnership is the managing general partner of T & T Partners I, a Texas general partnership, and is authorized by said partnership to execute this instrument on behalf of said partnership.

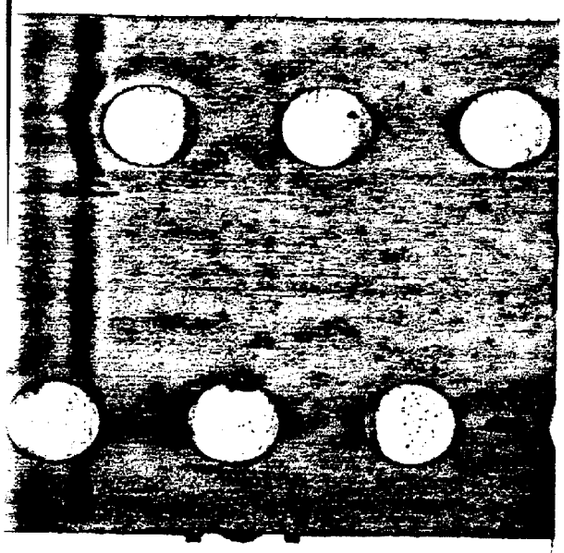
WITNESS my hand and seal at office, on this 7TH day of June, 1995.

Nancy K. Watkins
Notary Public, State of Texas
Notary's Printed Name: Nancy K. Watkins

My Commission Expires: 11/26/98

NANCY K. WATKINS
Notary Public
STATE OF TEXAS
My Commission Expires 11-26-98





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

RECEIVED OF _____

FOR _____

BOOK 9696 PG 163

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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9473

0068471
IDENTIF. ↑ REFERENCE

95 JUN -9 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918742