BOOK 9824PG844

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
River Hills Estates, LLC
1777 NE Loop 410, Suite 1512
San Antonio, TX 78217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 77
GROUP 27
PARCEL 8D-15000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Waste Management, Inc. of Tennessee hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto River Hills Estates, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is unimproved property containing 749 acres±, River Road, Nashville, TN 37209 .

This is the same description as in previous deeds of record.
Taxes for 1995 have been pro-rated and paid.

Future use of the property conveyed by this instrument is hereby restricted to preclude any municipal solid waste facility or solid waste processing facility as defined by Title 68, Chapter 211 of the Tennessee Code Annotated, or any other disposal or processing facility required to be licensed or permitted under federal or state law. This restrictive covenant is intended to run with the land and shall be binding upon Grantee, its heirs, successors and assigns in chain of title for a period of thirty (30) years from the date of recordation of this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said River Hills Estates, LLC, a Tennessee limited liability company, its successors and assigns, forever; and Waste Management, Inc. of Tennessee does covenant with the said Grantee that it is seized and possessed of said land, have a good right to convey it; and does further covenant and bind its successors and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

BOOK 9824 PG 845

Witness my hand this the 9th day of October, 1995.

WASTE MANAGEMENT, INC. OF TENNESSEE

Roger E. Berres, Director - Real Estate

STATE OF Illinois)
COUNTY OF DuPage)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roger E. Berres, Director - Real Estate for Waste Management, Inc. of Tennessee the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Director of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Oak Brook, Illinois, this the 9th day of October, 1995.

NOTARY PUBLIC

"OFFICIAL SEAL"
JUANITA F. MILTON
Notary Public, State of Illinois
My Commission Expires 7/16/97

My Commission Expires: 7/16/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 800,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of October, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

95 OCT 11 AM 11:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0111045
IDENTIF. & REFERENCE

5547 10/11 0101 03CHECK 2993.00

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the western margin of a right-of-way for River Road, said point being 4,070 feet, more or less, north of the intersection of Lakeview Drive and River Road. Said point also being the northeast corner of a 555 acre, more or less, tract of land owned by O.B. Hostettler, et al., as of Record in Book 8026, Page 554, Register's Office for Davidson County, Tennessee;

THENCE, from said point of beginning leaving said right-of-way and following the common line between said Hostettler tract and subject property N 85° 18' 41" W, 241.23 feet to an iron pin with cap.

THENCE, N 28° 02' 57" W, 284.74 feet to nail in a 36-inch oak;

THENCE, N 62° 48' 34" W, 66.87 feet to an iron pin;

THENCE, N 74° 58' 05" W, 310.77 feet to an iron pin;

THENCE, S 76° 30' 15" W, 48.21 feet to an iron pin by 28-inch Shag-Bark Hickory;

THENCE, S 65° 44' 22" W, 65.61 feet to an iron pin (disturbed);

THENCE, S 49° 46' 12" W, 331.23 feet to an iron pin (loose);

THENCE, S 76° 13' 53" W, 369.73 feet to an iron pin;

THENCE, S 72° 03' 38" W, 101.97 feet to an iron pin;

THENCE, S 44° 42' 31" W, 310.02 feet to an iron pin (loose);

THENCE, S 32° 08' 55" W, 89.82 feet to a dead Hickory at the fence corner;

THENCE, S 72° 40' 19" W, 62.62 feet to a flag nail in a 24-inch oak;

THENCE, S 88° 12' 56" W, 391.39 feet to an iron pin;

THENCE, S 29° 37' 00" W, 324.52 feet to an iron pin by a 20-inch red oak;

THENCE, S 46° 17' 38" W, 96.22 feet to an iron pin by a 24-inch white oak;

THENCE, S 55° 51' 48" W, 226.72 feet to an iron pin by sassafras snag;

THENCE, S 48° 24' 06" W, 276.55 feet to an iron pin;

THENCE, S 36° 37' 30" W, 40.98 feet to a 40-inch oak at the fence corner;

THENCE, S 85° 23' 34" W, 349.24 feet to an iron pin;

THENCE, S 62° 16' 33" W, 201.90 feet to an iron pin (disturbed);

THENCE, S 19° 05' 36" W, 157.93 feet to a nail in the base of the 30-inch oak;

THENCE, S 03° 04' 47" W, 219.55 feet to an iron pin;

THENCE, S 38° 57' 44" W, 286.02 feet to an iron pin by a 12-inch Hickory;

THENCE, S 43° 47' 06" W, 82.36 feet to a Hickory (fallen);

THENCE, S 87° 17' 49" W, 174.78 feet to an iron pin;

THENCE, S 78° 16' 22" W, 228.83 feet to an iron pin by White Oak;

THENCE, N 60° 53' 18" W, 142.08 feet to a White Oak;

THENCE, N 43° 52' 43" W, 92.31 feet to a nail and a 36-inch White Oak;

THENCE, N 29° 42' 50" W, 312.95 feet to an iron pin by a 30-inch Maple;

THENCE, S 81° 37' 08" W, 184.45 feet to a 30-inch Hickory (fallen);

THENCE, S 42° 32' 18" W, 218.93 feet to an iron pin by 12-inch Ash (fallen);

THENCE, S 55° 34' 53" W, 80.28 feet to a 30-inch Oak with nail;

THENCE, S 64° 54' 17" W, 123.00 feet to an iron pin by a stump;

THENCE, S 60° 48' 15" W, 188.56 feet to an iron pin by a 36-inch Oak;

THENCE, N 89° 39' 18" W, 312.88 feet to an iron pin;

THENCE, S 84° 10' 15" W, 323.71 feet to an iron pin by a Locust;

THENCE, S 28° 51' 16" W, 379.84 feet to an iron pin by a Black Oak;

THENCE, S 55° 09' W, 412.22 feet to an iron pin;

THENCE, S 10° 26' 24" W, 172.31 feet to an iron pin;

THENCE, S 30° 07' 09" W, 354.09 feet to an iron pin by a 36-inch White Oak;

THENCE, S 80° 51' 28" W, 299.91 feet to an iron pin;

THENCE, N 73° 36' 45" W, 224.55 feet to an iron pin (disturbed);

THENCE, S 82° 25' 01" W, 292.19 feet to a twin Hickory stump;

THENCE, N 37° 51' 40" W, 302.14 feet to an iron pin;

THENCE, N 82° 23' 45" W, 74.59 feet to a twin Oak;

THENCE, S 79° 06' 12" W, 233.21 feet to a 24-inch Ash;

THENCE, S 89° 02' 59" W, 194.72 feet to a 10-inch Oak;

THENCE, S 65° 18' 14" W, 191.70 feet to a Twin Hickory;

THENCE, S 52° 33' 38" W, 178.56 feet to an iron pin;

THENCE, S 26° 20' 27" W, 89.71 feet to an iron pin;

THENCE, S 21° 15' 31" W, 94.44 feet to a stump;

THENCE, S 44° 13' 52" W, 72.74 feet to a 46-inch Red Oak;

THENCE, S 57° 31' 53" W, 329.38 feet to a 20-inch White Oak;

THENCE, S 45° 03' 13" W, 134.70 feet to an iron pin;

THENCE, S 31° 09' 07" W, 107.54 feet to a 30-inch White Oak;

THENCE, S 23° 07' 08" W, 249.92 feet to a Poplar stump, said Poplar stump being a common corner between aforementioned O.B. Hofstettler, et al., and the lands of the Austin Powder Company, as of Record in Book 4613, Page 457, Register's Office for Davidson County, Tennessee;

THENCE, from said stump following the common line between said Austin Powder Company and the subject property N 80° 30' 55" W, 90.67 feet to a 30-inch Red Oak;

THENCE, N 78° 48' 05" W, 78.90 feet to a 40-inch Red Oak, said 40-inch Red Oak being a common corner between said Austin Powder Company in the lands of Gene M. Sexton as of Record in Book 4972, Page 251, Register's Office for Davidson County, Tennessee;

THENCE, with the common line between the said Sexton property and the subject property N 57° 15' 57" W, 338.26 feet to a 20-inch Hickory;

THENCE, N 32° 45' 30" W, 340.31 feet to an iron pin;

THENCE, N 47° 09' 34" W, 168.62 feet to an iron pin;

THENCE, N 39° 49' 02" W, 171.52 feet to an iron pin;

THENCE, N 22° 34' 40" W, 369.09 feet to a Hickory stump, said Hickory stump being a common corner between the lands of said Gene M. Sexton and a parcel of land owned by J.W. Mitchell as of Record in Book 5376, Page 204, Register's Office for Davidson County, Tennessee;

THENCE, following the common line between said Mitchell and subject property N 12° 30' 43" W, 329.25 feet to an iron pin;

THENCE, N 05° 03' 22" E, 151.58 feet to a 36-inch Oak;

THENCE, N 11° 10' 21" E, 370.11 feet to an iron pin;

THENCE, N 38° 33' 47" E, 518.79 feet to an iron pin, said iron pin being a common corner between said J.W. Mitchell and parcel of land owned by David Lee Snyder as of Record in Book 7724, Page 629, Register's Office for Davidson County, Tennessee;

THENCE, following the common line between said Snyder and subject property N 75° 09' 24" E, 392.15 feet to a 28-inch Red Oak;

THENCE, N 16° 36' 35" E, 281.74 feet to a 36-inch Oak;

THENCE, N 29° 42' 25" E, 146.81 feet to a 40-inch Red Oak;

THENCE, N 47° 06' 01" E, 342.17 feet to an iron pin;

THENCE, N 13° 22' 53" E, 177.58 feet to an iron pin;

THENCE, N 06° 23' 56" E, 299.67 feet to an iron pin;

THENCE, N 38° 15' 59" E, 275.28 feet to a 24-inch Red Oak;

THENCE, N 07° 43' 13" E, 362.97 feet to a 12-inch Hickory, said 12-inch Hickory being a common corner between the lands of the said David Lee Snyder and a parcel owned by Sherry L. Edwards as of Record in Book 7760, Page 45, Register's Office for Davidson County, Tennessee;

THENCE, following the common line between said Edwards and subject property N 44° 30' 00" E, 77.42 feet to a 30-inch Gum;

THENCE, N 39° 12' 23" E, 149.74 feet to a 30-inch White Oak, said 30-inch White Oak being a common corner between the lands of said Sherry L. Edwards and a parcel owned by Hans J. Vorbusch, et ux., as of Record in Book 4727, Page 303, Register's Office for Davidson County, Tennessee;

THENCE, following the common line between said Vorbusch and subject property N 87° 13' 08" E, 84.05 feet to a 30-inch Oak;

THENCE, S 67° 30' 30" E, 58.76 feet to a 30-inch Oak stump;

THENCE, S 60° 35' 11" E, 200.46 feet to a 40-inch Oak;

THENCE, S 78° 00' 00" E, 74.85 feet to a 14-inch Hickory;

THENCE, N 51° 56' 32" E, 139.56 feet to a 14-inch Red Oak;

THENCE, N 57° 28' 41" E, 135.66 feet to an iron pin;

THENCE, N 63° 30' 41" E, 92.16 feet to a 24-inch Oak;

THENCE, N 82° 50' 01" E, 209.36 feet to a Red Oak stump;

THENCE, N 59° 32' 24" E, 61.13 feet to a 24-inch stump;

THENCE, N 44° 20' 50" E, 72.96 feet to a 24-inch stump;

THENCE, N 40° 46' 06" E, 187.31 feet to an iron pin;

THENCE, N 62° 55' 23" E, 126.11 feet to a 30-inch sassafras;

THENCE, N 80° 07' 56" E, 169.34 feet to a 28-inch Black Gum;

THENCE, N 73° 12' 10" E, 148.47 feet to a 24-inch White Oak;

THENCE, N 63° 07' 38" E, 112.47 feet to a 24-inch Hickory;

THENCE, N 49° 03' 56" E, 120.56 feet to a 42-inch Oak;

THENCE, N 38° 14' 55" E, 125.07 feet to an existing iron pin;

THENCE, N 24° 44' 33" E, 317.18 feet to an iron pin;

THENCE, N 26° 13' 34" E, 102.83 feet to a 40-inch Oak;

THENCE, N 49° 35' 35" E, 203.36 feet to a 13-inch Hickory;

THENCE, N 68° 12' 44" E, 289.07 feet to a 20-inch Oak stump;

THENCE, N 74° 16' 57" E, 201.48 feet to a 36-inch Black Gum;

THENCE, N 88° 26' 49" E, 212.28 feet to an Oak tree;

THENCE, N 82° 55' 36" E, 64.03 feet to a 36-inch Oak;

THENCE, S 78° 01' 16" E, 240.32 feet to a 48-inch Oak;

THENCE, S 79° 57' 37" E, 235.89 feet to an iron pin;

THENCE, N 70° 42' 41" E, 363.14 feet to a 28-inch Hickory;

THENCE, S 86° 22' 05" E, 61.16 feet to a 12-inch Hickory;

THENCE, S 75° 23' 33" E, 115.05 feet to a 6-inch Hickory;

THENCE, N 87° 51' 38" E, 64.21 feet to a 40-inch Black Gum stump;

THENCE, N 64° 09' 30" E, 227.34 feet to a 10-inch Dogwood;

THENCE, N 62° 54' 44" E, 238.16 feet to a 25-inch Black Oak;

THENCE, N 73° 01' 17" E, 117.94 feet to an iron pin by a 30-inch Black Oak;

THENCE, N 64° 07' 25" E, 58.81 feet to an iron pin by a 30-inch Black Oak;

THENCE, N 13° 29' 36" E, 214.08 feet to a Chestnut stump;

THENCE, N 27° 00' 56" E, 154.82 feet to a 30-inch Oak;

THENCE, N 21° 23' 10" E, 55.60 feet to a stump;

THENCE, N 14° 19' 38" E, 155.06 feet to an iron pin;

THENCE, N 03° 09' 46" W, 59.32 feet to a 30-inch Oak;

THENCE, N 12° 52 ' 31" E, 305.53 feet to a 28-inch Oak;

THENCE, N 37° 53 ' 36" E, 193.09 feet to an existing iron pin, said iron pin being a common corner between said Hans J. Vorbusch, et ux, and a parcel of land owned by Konrad J. E. Vorbusch, et ux as of record in Book 5581, Page 233, Register's Office for Davidson County, Tennessee;

THENCE, with the common line between said Konrad Vorbusch and subject property N 77° 10 ' 54" E, 239.91 feet to a 25-inch Hickory;

THENCE, N 82° 28 ' 33" E, 109.42 feet to a 40-inch Oak;

THENCE, N 65° 14 ' 21" E, 28.50 feet to an iron pin;

THENCE, N 55° 10 ' 36" E, 78.73 feet to a 28-inch Hickory;

THENCE, said 28" Hickory being a common corner between the lands of said Konrad J. E. Vorbusch, et ux, and a parcel of land owned by Charles L. Pickney as of record in Book 6372, Page 205, Register's Office for Davidson County, Tennessee;

THENCE, with common line between said Pickney and subject property N 79° 03 ' 11" E, 28.75 feet to a 22-inch Hickory;

THENCE, S 83° 50 ' 02" E, 100.52 feet to an iron pin;

THENCE, S 86° 58 ' 45" E, 34.02 feet to an iron pin;

THENCE, continuing with a common line between said Charles L. Pickney property and subject property on a bearing of S 84° 37 ' 37" E, and also a common line between a parcel owned by Janice Rena Palmore as of Record in Book 5667, Page 388, Register's Office for Davidson County, Tennessee, for a total distance of 1538.33 feet to a fence post, said fence post also being on the western margin of a right-of-way to River Road and being the northeasterly most corner of the subject property;

THENCE, following the western margin of the right-of-way for said River Road with a curve to the right 653.95 feet to a point, said point being an iron pin, said curve having a central angle of 19° 56 ' 56" and a radius of 1878.25 feet, a tangent of 330.32 feet and a chord of S 21° 45 ' 57" E, 650.66 feet to an iron pin;

THENCE, S 11° 47 ' 29" E, 364.20 feet to an iron pin;

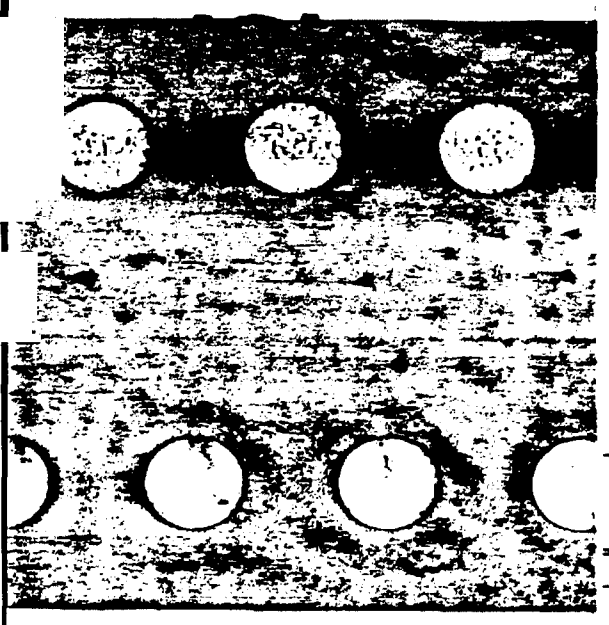
THENCE, with a curve to the left 1,453.06 feet to an iron pin, said curve having a central angle of 28° 25 ' 18", a radius of 2,929.26 feet, a tangent of 741.80 feet and a chord of S 26° 00 ' 08" E, 1,438.21 feet;

THENCE, S 40° 12 ' 47" E, 144.72 feet to an iron pin;

THENCE, with a curve to the right 838.06 feet to an iron pin, said curve having a central angle of 30° 42 ' 29", a radius of 1,563.68 feet, a tangent of 429.36 feet and a chord of S 24° 51 ' 32" E, 828.07 feet;

THENCE, S 09° 30 ' 18" E, 174.23 feet to the point of beginning; containing 32,663,525 square feet or 749.85, more or less acres; described according to a survey of the property prepared by Barge, Waggoner, Sumner & Cannon dated May 3, 1990 (File No. 12050).

BEING the same property conveyed to Waste Management, Inc. of Tennessee, by Warranty Deed from James Ed Rice and wife, Lillian E. Rice of record in Book 8135, Page 336, and further by Quitclaim Deed from James E. Rice and wife, Lillian E. Rice of record in Book 8135, Page 351, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

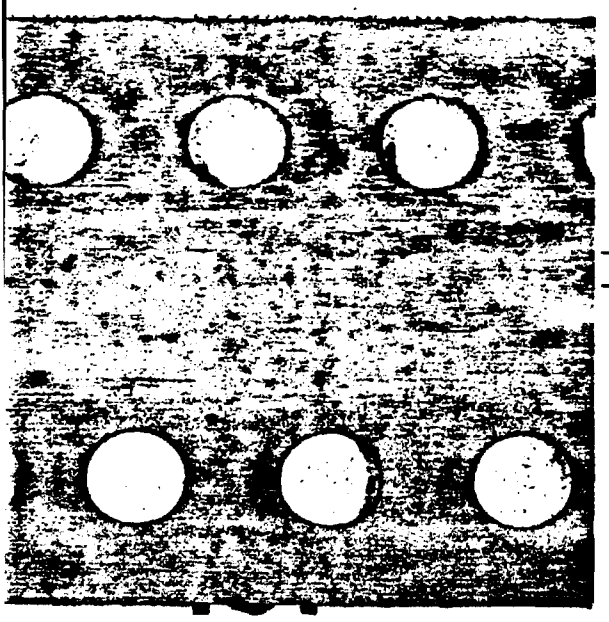
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
800000.00
CON TX 2960.00
PRFEE 1.00
WDEED 32.00
TOTAL 2993.00
CHECK 2993.00
10/11/95 01 11:21 0001 5547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



01111045
IDENTIF. # REFERENCE

95 OCT 11 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964304