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BOOK 9868 PG 726

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.
W. L. Bainbridge, Inc.	New Owner	176-1- 25
401 Church Street, Suite 2310		176-1- 26
Nashville, Tennessee 37219		

THE STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ Thirty-SixThousand Dollars ($ 36,000.00).

Judy Bevel
Affiant

Subscribed and sworn to before me this the 21st day of November, 1995.

Megan Mays
Notary Public

My Commission Expires:
5-25-96

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 W. L. Bainbridge, Inc., a Tennessee corporation, hereinafter referred to as "Grantee", with offices located at 401 Church Street, Suite 2310, Nashville, TN 37219, 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 111 and 112 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which plat reference 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 111 is 3816 Round Rock Drive, Nashville, Tennessee
Lot 112 is 3812 Round Rock Drive, Nashville, Tennessee

This conveyance is subject to: Property taxes for 1996 and subsequent years; The plan of record at Plat Book 6900, Page 509-510; The plan of record at Plat Book 6900, Page 885-887, 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 7932, Page 648, as corrected in Book 9616, Page 470, Book 9616, Page 477, and 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 21st day of November, 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: Larry R. Taylor
Larry R. Taylor, President

THE STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, Nancy K. Watkins, Notary Public, LARRY R. TAYLOR, 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 21st day of November, 1995.

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

My Commission Expires:
11/26/98

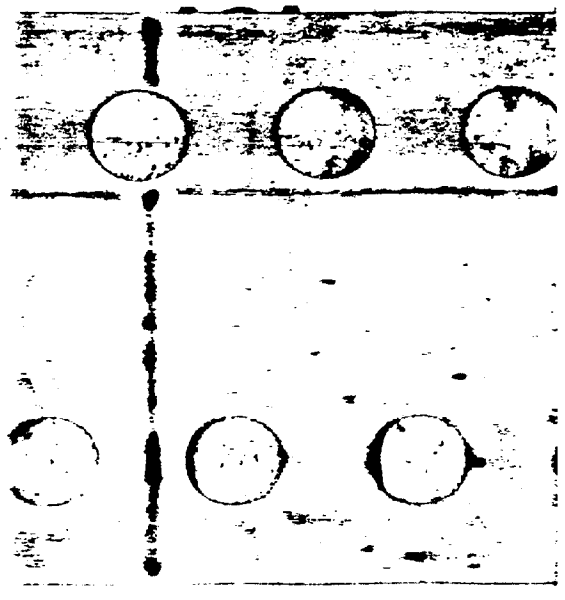
NANCY K WATKINS
Notary Public
STATE OF TEXAS
My Commission Expires 11-26-98

1615 11/27 0101 03CHECK 142.20

95137 27 PM 12:45

0125936

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

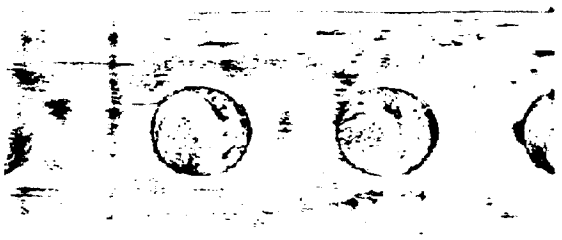
RECEIVED OF _____

FOR _____

BOOK 9868 PG 728

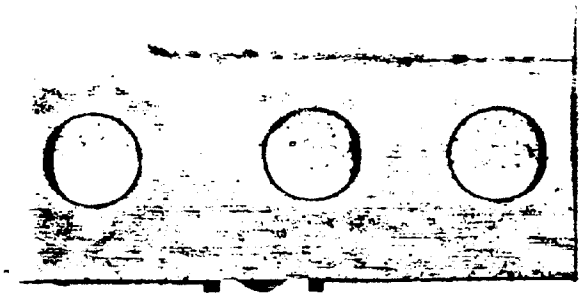
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

11/27/95 01 12:49 0001 1615



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125936
IDENTIF. # REFERENCE

95 NOV 27 PM 12:45
DAVIDSON COUNTY, TN.

No. 980144