BOOK 9948 PG 969

This Instrument Prepared By:
Mary Frances Rudy, Attorney
Three Maryland Farms, #110
Brentwood, TN 37027
(615) 661-6674

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Nos.
W.L. Bainbridge 401 Church Street, #2310 Nashville, TN 37219	New Owner	Map 176-5-A Parcels 48, 47, 51, 52 and Map 176-5-B, Par.23

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 $ Ninety Thousand Dollars ($90,000.00).

Affiant

Suscribed and sworn to before me this 12th day of February, 1996.

Notary Public

My Commission Expires:
11-20-96

That T & T Partners I, a Texas general partnership ("Grantor), for and in consideration of the sume 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 to W.L. Bainbridge, Inc., a Tennessee corporation, hereinafter referred to as "Grantee", which 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:

Being Lots Nos. 74, 75, 79, 80 and 109 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 plan reference is hereby made for a more complete legal description.

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 74 is 412 Amberton Court, Antioch, Tennessee 37013
Lot 75 is 408 Amberton Court, Antioch, Tennessee 37013
Lot 79 is 208 Hickory Ridge Court, Antioch, Tennessee 37013
Lot 80 is 204 Hickory Ridge Court, Antioch, Tennessee 37013
Lot 109 is 3824 Round Rock Drive, Antioch, Tennessee 37013

This conveyance is subject to: Property taxes for 1996 and subsequent years; The plan of record at Plat Book 6900, Pages 509-510; The plan of record at Plat Book 6900, Pages 885-887, R.O.D.C.T.; Amended and Re-Stated Restrictive Covenants 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 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 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 12th day of February, 1996.

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, President

PICK-UP

96 FEB 15 AM 11:21
DAVIDSON COUNTY, TENN.

0150714

IDENTIFICATION REFERENCE

THE STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, Nancy K. Watkins, Notary Public, Larry R. Taylor, President, with whom I am personally acquainted and who acknowledged the he executed the within instrument for the purposes therein contained and further acknowledged Taylor-Duncan Interets, Inc., a Texas corporation, to be the sole general partner of TWD Tennessee, Ltd., a Texas limited partnership, and that said limited partership is the managing general partner of T & T Partners, 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 12th day of February, 1996.

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

My Commission Expires:
11/26/98

37.0 .22 .01 CHECK 342.00

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9948 PG 971

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3340

01507 14
IDENTIF. & REFERENCE

96 FEB 15 AM 11:27

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1006531