BOOK 10049 PG 816

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, Inc. 401 Church Street, #2310 Nashville, TN 37219	New Owner	Map 176-1 Parcels 20 and 21

THE STATE OF TENNESSEE

1491 05/13 0101 03CHECK 142.20

COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me this 7th day of May, 1996.

Notary Public

MEGAN ARGIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 25, 2000

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 office is 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. 106 and 107 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, Page 511, and corrected in Book 7582, Page 167, 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 106 is 3836 Round Rock Drive, Antioch, Tennessee 37013
Lot 107 is 3832 Round Rock Drive, Antioch, Tennessee 37013

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

BOOK 10049 PG 817

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.

0181613 IDENTIF. & REFERENCE

96 MAY 15 AM 8:31 REGISTER DAVIDSON COUNTY, TN

EXECUTED this 7th day of May, 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

THE STATE OF TEXAS)

COUNTY OF DALLAS)

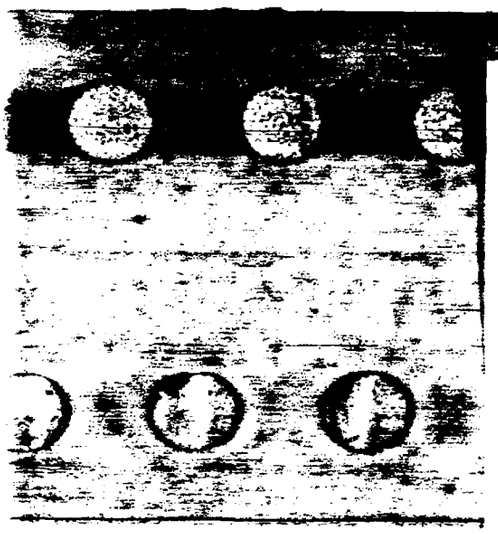
Personally appeared before me, Nomita A. Surtani, Notary Public, Larry R. Taylor, President, with whom I am personally acquainted and who acknowledged the he executed the within instrument for the purposes therein contained and further acknowledged Taylor-Duncan Interets, Inc., a Texas corporation, to 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.

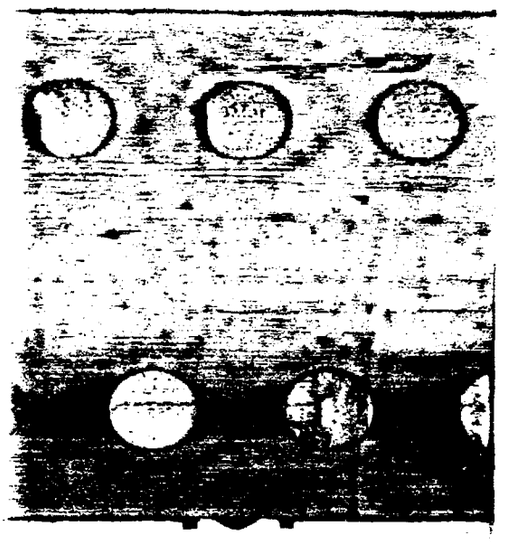
WITNESS my hand and seal at office, on this 7th day of May, 1996.

Nomita A. Surtani
Notary Public, State of Texas
Notary's Printed Name: Nomita A. Surtani

My Commission Expires:
04-22-00

NOMITA A SURTANI
Notary Public
STATE OF TEXAS
My Commission Expires04-22-00





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

RECEIVED OF _____

FOR _____

BOOK 10049 PG 818

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
			05/15/96 01	08:34 0001 1491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181613
IDENTIF. ← REFERENCE

96 MAY 15 AM 8:31

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

No. 1039458