IDENTIF. ↑ REFERENCE

BOOK 10078 PG 814

96 JUN -7 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
SUNTRUST CENTER
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

BOX #33B

MAP 176-5B
PARCELS:
26,45,46
133, 142
146, 158
159, 160

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of May, 1996.

Notary Public

My Commission Expires: 5/28/2000

ADDRESS NEW OWNER(S) AS FOLLOWS:

BUTLER BUILDERS, LLC
5068 MURFREESBORO ROAD
LA VERGNE, TN 37086

SEND TAX BILLS TO:

SAME

# S P E C I A L  W A R R A N T Y  D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **T & T PARTNERS I, A TEXAS GENERAL PARTNERSHIP**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **BUTLER BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee(s)", and its assigns, a certain tract or parcel of land in Davidson County, Tennessee, (collectively referred to as the "Property") described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 121, 140, 141, 231, 240, 244, 262, 263 and 264, on the Plan of Hickory Woods Estates, Section "C", as shown on plat of record in Plat Book 6900, pages 885-887, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to T & T Partners I, a Texas General Partnership, by Deed of record in Book 9616, page 481, re-recorded in Book 9668, page 701, corrected in Book 9701, page 443 and Book 9656, page 488, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

For the same consideration, Grantor(s) further transfers to Grantee(s) all of Grantor(s)' rights, titles and interests (if any) appurtenant soley to the Property (including any rights of Grantor(s) 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 and the conveyance hereinabove set forth is executed by Grantor(s) and accepted by Grantee(s) subject to the matters described herein, to the extent the same are validly existing and applicable to the Property ( herein referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", and its assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" does further covenant and bind itself, its successor and assigns to warrant and forever defend the title to the said real property to the said Grantee(s) and its successor and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under "Grantor(s)", but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 31st day of May, 1996.

T TP I T & T PARTNERS I, A TEXAS GENERAL PARTNERSHIP

A TEXAS
BY:
A TEXAS

BY: TA INC.
A TEXAS CORPORATION, ITS SOLE PARTNER By: _____
BY:
Phillip W. Duncan,
Vice President

Title: GENERAL PARTNER

STATE OF TEXAS )
COUNTY OF Dallas )

0743 06/07 0101 03CHECK 608.40

Personally appeared before me, the undersigned, Notary Public, Phillip W. Duncan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of T & T PARTNERS I, A TEXAS GENERAL PARTNERSHIP, 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.

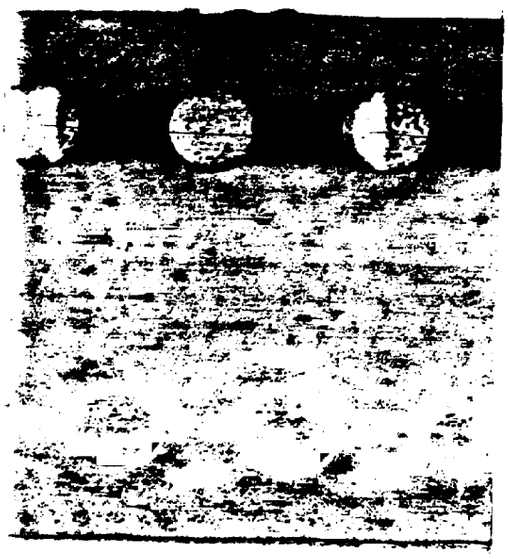
WITNESS my hand, at office, this 31st day of May, 1996.

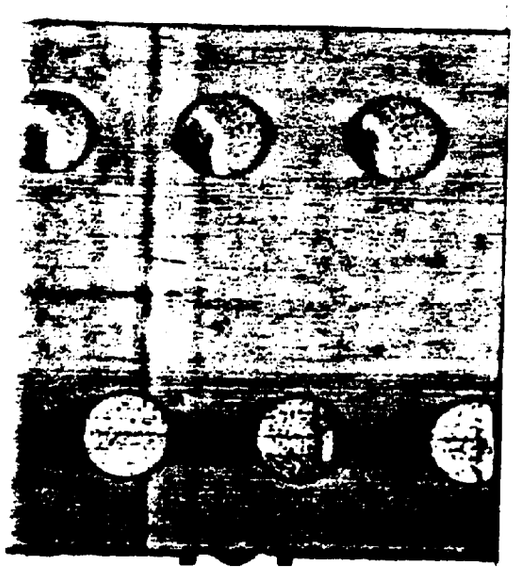
Annette L. Roundtree
Notary Public

My commission expires: 3-26-00

butlerSP.wd

ANNETTE L ROUNDTREE
Notary Public
STATE OF TEXAS
My Commission Expires 03-26-00





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 816

| | | |
|---|---|---|
| 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 162000.00
CON TX 599.40
PRFEE 1.00
WDEED 8.00
TOTAL 608.40
CHECK 608.40

06/07/96 01 09:55 0001 0743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190222
IDENTIF. ← REFERENCE

96 JUN -7 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048596