Map 135 Parcel 270

This Instrument Was Prepared By:
Carroll M. Seals, Attorney
Yost and Robertson
Send Tax Bills To: New Owner
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

BOOK 10126 PG 835

New Owner:

Chickering Development Company
2700 First American Center
Nashville, TN 37235

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FDM, INC., ("Grantor"), a Texas Corporation, being one and the same entity as Federal Debt Management, Inc., has bargained and sold and by these presents does transfer and convey to Chickering Development Company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached and incorporated herein as if written verbatim.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

This conveyance of the said real property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year 1996, not yet due and payable. The real property taxes have been prorated between the parties as of the date of this deed and assumed by Grantee.

2. Master Deed, Declaration of Covenants, Conditions and Restrictions, and By-Laws of Pinnacle Point Homeowners association of record in Book 7032, pages 730-777, as amended in Book 7067, page 739, Register's Office for Davidson County, Tennessee.

3. Certificate of Correction of Acknowledgment and Oath of record in Book 7065, page 959, Register's Office for Davidson County, Tennessee.

4. Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, page 234, Register's Office for Davidson county, Tennessee.

5. Deed of Conveyance from Concept Properties and Development, Inc. on behalf of Concept - F.H.C. Joint Venture to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7097, page 158, Register's Office for Davidson County, Tennessee.

6. 8-foot drainage and utility easement across Reserve Parcel 'C" as shown on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93, and 94, Register's Office for Davidson County, Tennessee.

9. Restrictive covenants of record in Book 6405, page 169, Register's Office for

10. All matters revealed in a survey prepared by Ragan-Smith-Associates, Inc., dated June 3, 1996, including, but not limited to, three anchor easements located along Piccadilly Row and two easements for drainage culverts and headwalls located along Piccadilly Row.

GRANTOR FURTHER COVENANTS and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on this 16 day of July, 1996.

FDM, INC.

BY: _____

TITLE: Vice President

STATE OF Texas)
)
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Michael Berry, 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 the Vice President (attorney-in-fact/president/general partner) of FDM, INC. and is authorized to execute this instrument on behalf of FDM, INC.

Witness my hand and seal, this 16 day of July, 1996.

RUTH M. LOCKHART
Notary Public, State of Texas
My Commission Expires
JULY 6, 1999

Ruth M Lockhart
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Sixty-five Thousand and No/100 DOLLARS ($165,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 19 day of July, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 6/23/98

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Parcel 270 on Property Map 135 and being more particularly described as follows:

BEGINNING at an existing iron pin in the southerly property line of Section Two, Phase Two, Ransom Place of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee; said iron pin being the northwesterly corner of Lot 195 on the plat of Phase Four, Pinnacle Point Subdivision of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee; thence,

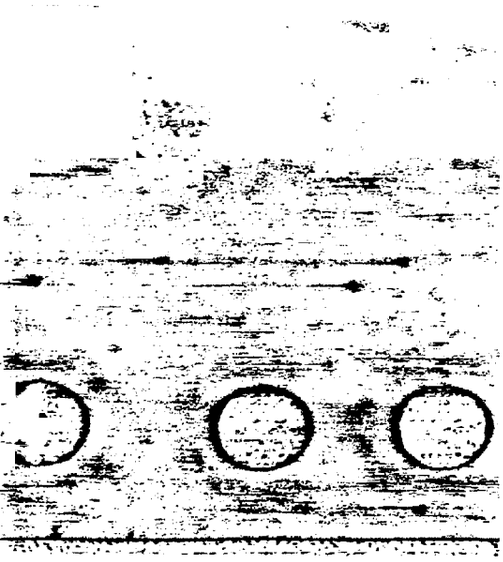
1. With the westerly property line of said Phase Four, S 08° 13' 14" E, 145.00 feet to an iron pin set in the southerly right-of-way line of Blue Mountain Lane; said line passes through a point in the northerly right-of-way line of Blue Mountain Lane at a distance of 95.00 feet; thence,
2. With the southerly right-of-way line of Blue Mountain Lane, in part, N 82° 01' 52" E, 54.22 feet to an existing iron pin; thence,
3. With said Phase Four, S 07° 57' 43" E, 109.73 feet to an existing iron pin; thence
4. S 30° 09' 02" E, 81.89 feet to an existing iron pin; thence,
5. S 35° 12' 34" E, 375.93 feet to an existing iron pin; thence,
6. S 18° 00' 32" E, 157.29 feet to an iron pin set in the northerly right-of-way line of Piccadilly Row, a 50 foot road on the plat of Phase One Pinnacle Point Subdivision of record in Book 6900, Page 116, Register's Office for Davidson County, Tennessee; thence,
7. Leaving the westerly property line of Phase Four, with the northerly right-of-way line of Piccadilly Row and Phase One, in a northerly and westerly direction with a 436.34 foot radius curve to the left, a distance of 393.19 feet to an iron pin set; said curve has a chord bearing and distance of N 87° 52' 00" W, 380.02 feet; thence,
8. With a 417.48 foot radius curve to the left, 166.69 feet to an iron pin set; said curve has a chord bearing and distance of S 54° 52' 49" W, 165.58 feet; thence,
9. S 43° 26' 30" W, 265.10 feet to an iron pin set; said iron pin being the easterly corner of Lot 61, Phase II, Piccadilly Square of record in Book 6250, Page 93, Register's Office for Davidson County, Tennessee; thence,
10. Leaving said right-of-way line, with the northeasterly property line of said Lot 61, N 47° 00' 32" W, 83.25 feet to an existing iron pin; thence,
11. With the northerly property line of Lots 61, 58, 57 and 56 of said Piccadilly Square, S 88° 05' 19" W, 380.50 feet to an existing iron pin in a northeasterly corner of Thomas E. Cathey property of record in Book 5927, Page 942, Register's Office for Davidson County, Tennessee; thence,
12. Leaving said Piccadilly Square, with the northerly and easterly property line of said Cathey property, S 86° 18' 57" W, 96.28 feet to an iron pin set; thence,
13. N 03° 38' 36" W, 149.86 feet to an existing iron pin; thence,
14. N 00° 22' 38" E, 183.55 feet to an existing iron pin; thence,
15. N 08° 06' 35" E, 79.94 feet to an existing iron pin; thence,
16. N 04° 31' 56" W, 104.65 feet to an existing iron pin in the southeasterly corner of Ralph Fuentes property of record in Book 9813, Page 71, Register's Office for Davidson County, Tennessee; thence,
17. With Fuentes' easterly property line, N 02° 25' 30" W,, 140.68 feet to an existing iron pin in the southeasterly corner of Mildred Claudine Massey property of record in Will Book 32, page 945, Probate Court, Davidson County, Tennessee; thence,
18. With Massey's easterly line N 01° 07' 20" W, 165.88 feet to an existing iron pin in the southerly property line of Geneva Stilts property of record in Book 4764, Page 854, Register's Office for Davidson County, Tennessee; thence,
19. With said southerly property line in part, N 77° 28' 20" E, 816.09 feet to an existing iron pin in the southwesterly corner of said Section Two, Phase Two Ransom Place; thence,
20. With the southerly property line of Ransom Place, N 82° 00' 35" E, 57.02 feet to the POINT OF BEGINNING and containing 870,382 square feet of

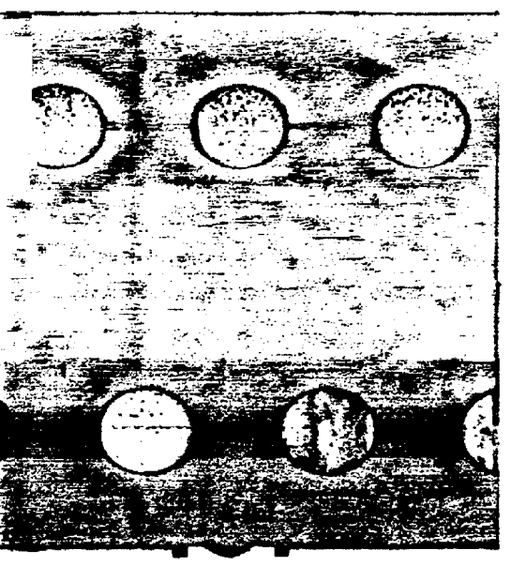
19.981 acres, more or less, per an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 84-060/5200, prepared by George E. Daniels, RLS No. 737, 315 Woodland Street, Nashville, Tennessee, dated June 3, 1996.

Being the same property conveyed to Federal Debt Management, Inc., in Book 9885, Page 517, Register's Office for Davidson County, Tennessee.

F:\WORK\DATA\B\BAIN.EXA

02005500
RECEIVED FOR REFERENCE
96 JUL 19 PM 12:39
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
7315 07/19 0101 03CHECK 627.50





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 839

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	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	16.00
TOTAL	627.50
CHECK	627.50

07/19/96 01 12:44 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205500
IDENTIF. & REFERENCE

96 JUL 19 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064961