ADDRESS NEW OWNER:

WDN PROPERTIES, LTD.
5400-LBJ FREEWAY, LOCK BOX 45
DALLAS, TX 75240

SEND TAX BILLS TO:

SAME

MAP & PARCEL NO.

Map 161, Parcel 208

BOOK 10170 PG 236

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

WOODWINDS, LTD., a Texas limited partnership (whether one or more, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid by WDN PROPERTIES, LTD.,a Texas limited partnership (whether one or more, "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (I) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject to the encumbrances and exceptions ("Permitted Exceptions") of record as of the date hereof, but only to the extent they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER

BOOK 10170 PG 237

DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and 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.

EXECUTED as of the 27th day of August 1996.

GRANTOR:

WOODWINDS, LTD.,
a Texas limited partnership

By: WALDEN PROPERTIES CORPORATION, a Delaware corporation, formerly known as Daseke Properties Corporation, its General Partner

By: Don R. Daseke
Don R. Daseke
President

0219003
IDENTIF. # REFERENCE
PICK-UP
96 AUG 28 P1:12:53
REGISTER
DAVIDSON CO., TN.

STATE OF TENNESSEE:

county of Davidson:

The actual consideration or value of the herein described property, whichever is greater, for this transfer, is $9,000,000.00.

Affiant

Sworn to and subscribed before me this 28th day of August, 1996.

Notary Public at Large
My commission expires: 05-28-2000

Prepared By Commonwealth Title
Madison TN 37115

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 27th day of August 1996 by Don R. Daseke, President of WALDEN PROPERTIES CORPORATION, a Delaware corporation, general partner of WOODWINDS, LTD., a Texas limited partnership, on behalf of said corporation and said partnership.

S Gray
Notary Public in and for
the State of Texas

S. GRAY
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-19-99

S. Gray
Printed Name of Notary Public

My Commission Expires: 07-19-99

GRANTEE'S ADDRESS FOR TAX NOTICES:

WDN PROPERTIES, LTD.
c/o Walden Management Company
One Lincoln Center, 5400 LBJ Freeway
LB 45, Suite 400
Dallas, Texas 75240

p:\real\2523\5\brandy\deed

1809 08/28 01:01 03CHECK 33317.00

EXHIBIT 'A'

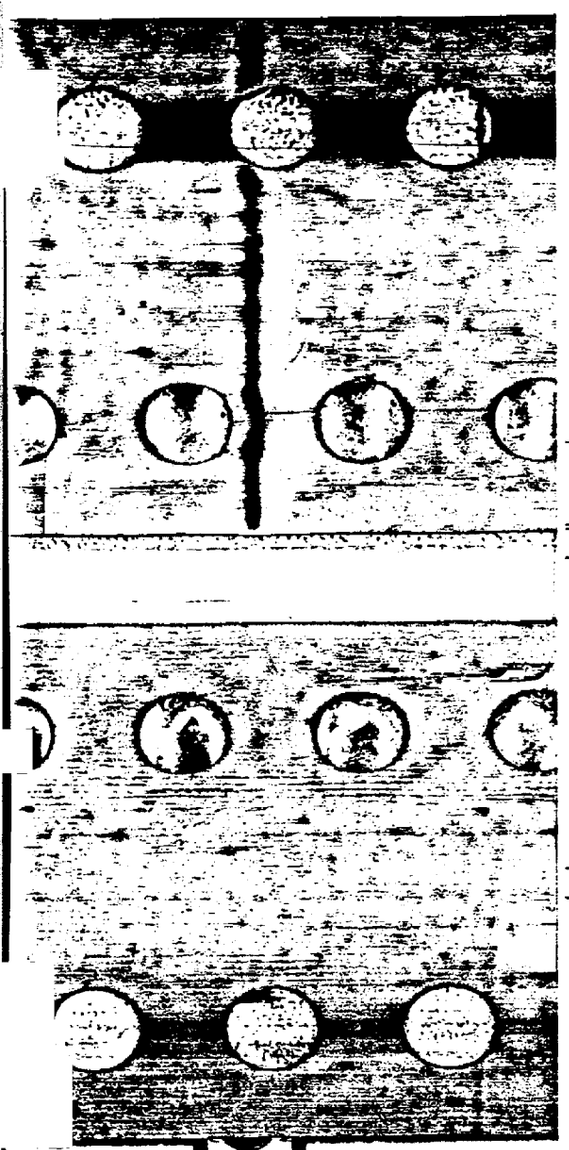
A tract of land in the First Civil District of Davidson County, Tennessee, and more particularly described as follows, according to a survey by Al C. Young & Associates of Tulsa, Inc., dated July 3, 1984, AND being Lot No. 2 on the Plan of Sundance, which plat is of record in Book 6250, page 106, Register's Office for Davidson County, Tennessee:

Beginning at a new iron pin on the easterly margin of Edmondson Pike, said Pike having a right-of-way width of 50.00 feet, and being the northwest corner of the hereindescribed tract; said pin being N 86 deg. 54' 47" W, a distance of 3.98 feet from an old concrete monument at the southwest corner of Candlestick Farm, Section 1, of record in Book 3300, page 56, R.O.D.C.T., and proceeding as follows:

Thence S 86 deg. 54' 47" E, a distance of 8.31 feet; thence S 18 deg. 42' 44" W, a distance of 529.38 feet; thence along a curve to the left having a radius of 2706.75 feet and a central angle of 04 deg. 24' 14" a distance of 208.05 feet to the point of beginning; thence S 68 deg. 58' 55" E, a distance of 33.52 feet; thence along a curve to the right having a radius of 350.00 feet and a central angle of 13 deg. 58' 26", a distance of 85.36 feet; thence S 55 deg.00' 29" E, a distance of 54.76 feet; thence S 73 deg. 11' 57" E, a distance of 64.80 feet; thence along a curve to the left having a radius of 187.50 feet and a central angle of 80 deg. 19' 33", a distance of 262.87 feet; thence S 78 deg. 49' 06" E, a distance of 24.86 feet; thence along a curve to the left having a radius of 212.50 feet and a central angle of 60 deg. 34' 55", a distance of 224.69 feet; thence N 40 deg. 35' 59" E, a distance of 73.87 feet; thence along a curve to the right having a radius of 387.50 feet and a central angle of 64 deg. 31' 10", a distance of 436.36 feet; thence N 57 deg. 10' 23" E, a distance of 50.29 feet; thence S 76 deg. 09' 09" E, a distance of 278.30 feet; thence N 07 deg. 47' 48" W, a distance of 205.49 feet; thence N 21 deg. 15' 02" E, a distance of 193.13 feet; thence S 89 deg. 55' 34" E, a distance of 217.45 feet; thence S 00 deg. 26' 05" W, a distance of 60.47 feet; thence S 01 deg. 28' 54" W, a distance of 478.72 feet; thence S 00 deg. 31' 25" W, a distance of 224.98 feet; thence S 00 deg. 11' 42" W, a distance of 150.16 feet; thence S 00 deg. 29' 36" W, a distance of 131.64 feet; thence N 88 deg. 23' 30" W, a distance of 249.86 feet; thence S 72 deg. 14' 49" W, a distance of 285.34 feet; thence N 58 deg. 56' 18" W, a distance of 660.32 feet; ;thence S 86 deg. 45' 33" W, a distance of 155.04 feet; thence S 11 deg. 36' 21" W, a distance of 79.92 feet; thence N 78 deg. 13' 00" W, a distance of 444.44 feet; thence N 11 deg. 38' 00" E, a distance of 358.92 feet; thence, along a curve to the right having a radius of 2831.57 feet and a central angle of 02 deg. 46' 11", a distance of 136.89 feet to the point of beginning, containing 980.250 square feet, or 22.50 acres, more or less.

Being the same property conveyed to Woodwinds, Ltd., a Texas Limited Partnership, by Quitclaim Deed from Sundance of Nashville, Ltd., of record in Book 8146, page 291, Register's Office for Davidson County, Tennessee.

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 10170 PG 240

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 9000000.00
				CON TX 33300.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 33317.00
				CHECK 33317.00
08/28/96		01		12:58 0001 1809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219003 IDENTIF. ↑ REFERENCE

96 AUG 28 PM 12:53

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

No. 1024340