Box 50-B

Bankers Title & Escrow Corp.
3310 West End Avenue, 4th Floor
Nashville, Tennessee 37203

BOOK 10293 PG 151

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| W.L. Bainbridge, Inc. | owner | 176-01-36 |
| 401 Church Street | | 176-01-13 |
| Suite 2310 | | |
| Nashville, TN 37219 | | |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, T & T PARTNERS I, a Texas general partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said W. L. Bainbridge, Inc. a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 91 and 99, on the Final Plat of Hickory Woods, Section A, of record in Book 6900, page 511, and as corrected in Book 7582, page 167, and Book 9997, page 844 Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to T & T Partners I, a Texas General Partnership by deed from Southern Development Corporation, a Texas Corporation, of record in Book 9616, page 481, re-recorded in Book 9668, page 701, and corrected in Book 9701, page 443 Register's Office for said County.

Also, being part of the same property conveyed to T & T Partnership I, a Texas General Partnership by Successor Trustee's Deed from John A. Gupton, III, Successor Trustee, of record in Book 9656, page 488, Register's Office for said County.

This is unimproved property known as Lots 91 and 99, Hickory Wood, Section A, Nashville, Tennessee.

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

1. Subject to 1997 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters shown on the Plan of record in Book 6900, page 511, and as corrected in Book 7582, page 167, Book 9997, page 844 said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easement, assessments, special assess, charges and liens, contained in an instrument of record in Book 7422, page 235, and in Book 7422, page 301, superceded and amended of record in Book 7857, page 94, re-recorded of record in Book 7876, page 75, as corrected of record in Book 9616, page 470, and amended and restated of record in Book 9678, page 187, and Book 9764, page 44, said Register's Office.
4. By-Laws of Hickory Woods Estates Homeowner's Association of record ion Book 7422, page 273 and of record in Book 7932, page 648, amended and restated of record in Book 9678, page 213.
5. An easement for the transmission of electric current and telephone or telegraph lines of record in Book 437, pages 24 and 39, said Register's Office.
6. Right-of-way Agreements of record in Book 5909, pages 915 and Book 5897, page 224, said Register's Office.
7. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage of record in Book 6954, page 24.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 13 th day of Dec, 1996.

T & T PARTNERS I, a Texas general partnership

By: TWD TENNESSEE LTD., a Texas limited partnership, its Managing General Partner

By: TAYLOR-DUNCAN INTEREST, INC., its sole general partner

By: Phillip W. Duncan

Title: Vice President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Phillip W Duncan with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged Taylor-Duncan Interest, Inc., a Texas corporation, to be the sole general partner of TWD Tennessee, Ltd., a Texas limited partnership, and that said limited partnership is the managing general partner of T & T Partners, I, a Texas general partnership, and is authorized by said partnership or by its to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 13 day of Dec, 1996.

NOMITA A SURTANI
Notary Public
STATE OF TEXAS
My Commission Expires 04-22-00

Nomita A. Surtani
NOTARY PUBLIC

My Commission Expires: 4-22-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,098.50.

Affiant

Subscribed and sworn to before me this 16th day of August, 1996.

NOTARY PUBLIC

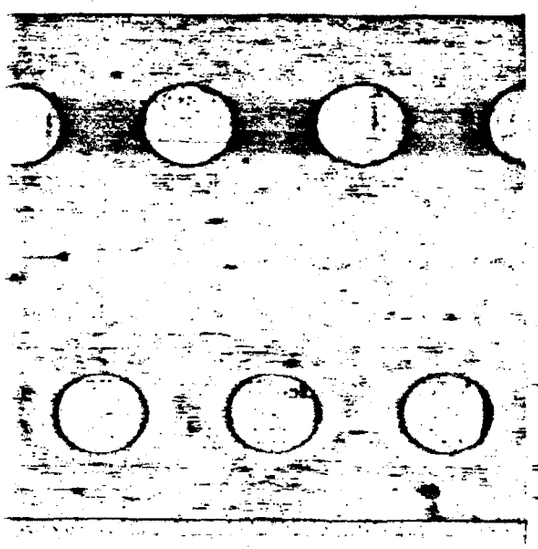
June E. Atkinson
NOTARY
PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/28/00

6598 12/17 0101 03CHECK 150.27

0256628
IDENTIF. & REFERENCE

96 DEC 17 PM 1:56
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

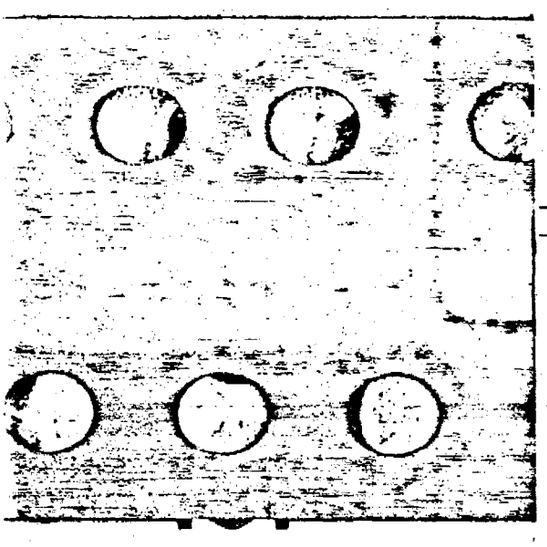
RECEIVED OF _____

FOR _____

BOOK 10293 PG 154

| | | |
|---|---|---|
| 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 37098.50
CON TX 137.27
PRFEE 1.00
WDEED 12.00
TOTAL 150.27
CHECK 150.27

12/17/96 01 13:58 0001 6598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256628
IDENTIF. ↑ REFERENCE

96 DEC 17 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1099202