BOOK 10350 PG 314

STATE OF TEXAS
COUNTY OF Hood

The actual consideration or value, whichever is greater, for this transfer is $ 182,800.

Affiant

Subscribed and Sworn to before me on this the 31 day of Dec, 1996.

Notary Public

My Commission Expires: 11-13-97

HELEN HUNT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 11-13-97

THIS INSTRUMENT WAS PREPARED BY
Joshua Mond, Godwin & Carlton, P.C., 901 Main Street, Suite 2500, Dallas, Texas 75202

Address New Owner As Follows:
Thomas Bros. Grass, Ltd.
1926 Acton Highway
Granbury, Texas 76049

Send Tax Bills To:
Same

Map-Parcel#
Map 102
Parcel 5

WARRANTY DEED

Date: December 31, 1996

Grantor: 5-T Enterprises, Inc.

Grantor's Mailing Address (including county):

1926 Acton Highway
Granbury, Hood County, Texas 76049

Grantee: Thomas Bros. Grass, Ltd.

Grantee's Mailing Address (including county):

MAIL ENV.

1926 Acton Highway
Granbury, Hood County, Texas 76049

97 FEB 11 PM 2:25

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02739 09

Consideration: $10.00 and other good and valuable consideration.

Property (including any improvements):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Warranty Deed

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee described according to a survey made by George W. Watkins, Surveyor, March 9, 1950, as follows:

Beginning at a point in the center of Old Hickory Boulevard, formerly Bell Bend Road, at the intersection of the center line of said boulevard and the low water mark of the Cumberland River, said point called Clees' Ferry; thence with the low water mark of said Cumberland River south 20 degrees west 556 feet to a point, south 26 degrees 15 minutes west 610 feet to a point, south 39 degrees 45 minutes west 428 feet to a point and south 42 degrees 30 minutes west 1130 feet to a fence; thence with said fence north 40 degrees 15 minutes west 1472 feet to a point, north 39 degrees 15 minutes east 237 feet to a point, north 39 degrees 15 minutes east 237 feet to a point, north 33 degrees 50 minutes east 400 feet to a gate post, north 53 degrees 20 minutes west, 541 feet to a point north 63 degrees 30 minutes west 404 feet to a point and north 12 degrees 45 minutes east 784.5 feet to a point in the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard south 85 degrees 15 minutes east 530 feet to a point, north 81 degrees 45 minutes east, 179 feet to a point and south 71 degrees 30 minutes east 2061 feet to the point of beginning, containing 106.8 acres, more or less.

Being the same property conveyed to 5-T Enterprises, Inc., a Texas corporation by deed from Dudley Square, Inc., a Tennessee corporation, of record in Book 6985, Page 236, R.O.D.C., Tennessee.

Reservations from and Exceptions to Conveyance and Warranty:

All restrictions, covenants and easements of record and all zoning laws, regulations or ordinances of municipal and other governmental authorities, relating to the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

BOOK 10350 PG 316

5-T ENTERPRISES, INC.

By: _____
Name: Ike Thomas
Title: President

HELEN HUNT
NOTARY PUBLIC
STATE OF
My Commission Expires 11-13-97

STATE OF TEXAS §
§
COUNTY OF Hood §

This instrument was acknowledged before me on the 31 day of Dec, 19 96 by Ike Thomas, President, of 5-T Enterprises, Inc., a Texas corporation, on behalf of said corporation.

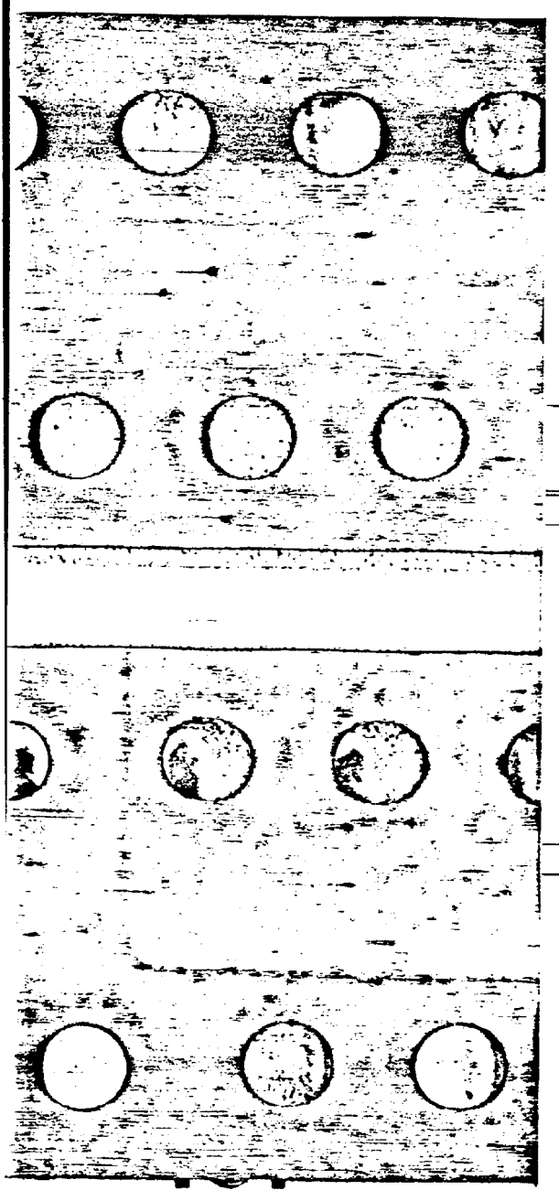
_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Ike Thomas
Thomas Bros. Grass, Ltd.
1926 Acton Highway
Granbury, Texas 76049

s:\fis\jlk\02110002\deed.6

Warranty Deed



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10350 PG 317

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

COPIES 182800.00

COPIES 182800.00

ERR CO

COPIES 182800.00-

CAMT 182800.00

CON TX 676.36

PRFEE 1.00

MRFEE 12.00

TOTAL 183489.36

VOID

CHECK

COPIES 182800.00-

02/14/97 01 14:25 0001 6546

TOTAL 182800.00-

CHECK 182800.00-

02/14/97 01 14:26 0001 6547

6547 02/14 0101 03CHECK

182800.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273209 IDENTIF. & REFERENCE

97 FEB 11 PM 2:25

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

Total $ 689.36

No. 1117008