10560-511

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 33,900.00
Subscribed and sworn to before me, this the 18 day of March 19 98

Affiant

My commission expires: 9/19/01 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9821282 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Wildflower Joint Venture	SEND TAX BILLS TO: Owner
c/o Adam Liff P. O. Box 150907	
STREET ADDRESS Nashville, TN 37215-0907	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 142-15-E-17 CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tex-Mex Partners, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Wildflower Joint Venture

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 17 on the Plan of Wildflower Place, of record in Plat Book 9700 at page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Tex-Mex Partners, LLC, a Tennessee Limited Liability Company by Deed of record in Book 10450 page 957, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS Lot 17, Wildiris Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 18 day of March , 1998

Tex-Mex Partners, LLC

by:

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313) 293-8100 - (800) 327-0545

State of Tennessee
County of Williamson

On this 18 day of March , 1998 , before me personally appeared Tex-Mex Partners, LLC to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 18 day of March 18, , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, W. H. Eason, member of Tex-Mex Partners, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he acknowledged that he is the General Partner of Tex-Mex Partners, LLC, who is the Managing Member of 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 of behalf of the maker.

Witness my hand and official seal on 3/18/98.

Notary Public

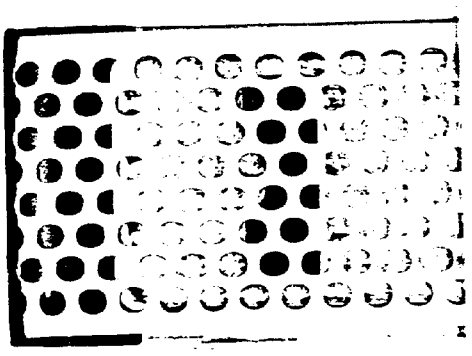
My commission expires:
9/25/01

98140324 0101 03CHECK 15.44.43

98 MAR 24 AM 10:55

04 15922

-1123001 (9202)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 10850.813

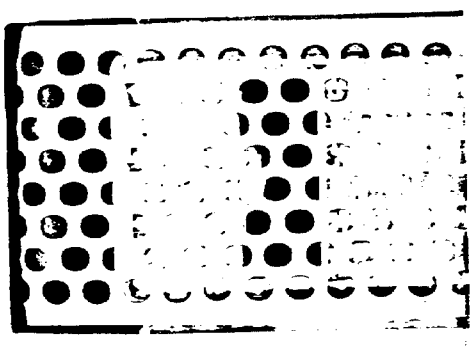
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 33900.00
CON TX 125.43
PRFEE 1.00
WDEED 8.00
TOTAL 134.43
CHECK 134.43

03/24/98 01 10:54 0001 9814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0415922
IDENTIFICATION REFERENCE
98 MAR 24 AM 10:55

No. 1270149