Name & Address New Owner:	Send Tax Bills to:	Map Parcel No.
Samco 4709 Potomac Lane Brentwood, TN 37027	New Owner	92-11-59.00

SPECIAL WARRANTY DEED

FILE BOX 45

BOOK 11007 PAGE 829

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

THAT **STAR ENTERPRISE**, a New York general partnership ("Grantor"), for TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration in hand paid by **SAMCO,** a Tennessee general partnership ("Grantee"), whose mailing address is 4709 Potomac Lane, Brentwood, Tennessee 37027, Tax I.D. 62-1550413, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all that certain real property, lying and being situated in the County of Davidson, Tennessee, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), together with all right, title and interest which Grantor may have in and to any and all roads, streets and ways bounding the Property.

This conveyance is made and accepted subject to the following:

1. Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the property.
2. Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions, as the same may be of present force and effect.
3. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.
4. The lien for real property taxes for the current year, and any liens for special assessments which are not yet due and payable.
5. Water and sewer charges, if any.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances in anywise belonging unto Grantee, its successors and assigns, forever; and Grantor for itself and for its successors and assigns, does hereby covenant and agree that it is lawfully seized in fee of the Property; that the same are free of all encumbrances and that it has good right to sell and convey same to Grantee and that it agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its 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 this 23rd day of JUNE, 1998.

ATTEST:

Print Name: CLYDIA J. CUYKENDALL
Print Title: SECRETARY

STAR ENTERPRISE

By:
Print Name: S. L. SHARR
Print Title: CHIEF EXECUTIVE OFFICER

APPROVED AS TO FORM
GARY W. BERGENFELT

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared S. L. Sharr, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Executive Officer of **STAR ENTERPRISE**, the within named bargainor, a New York general partnership, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Chief Executive Officer.

Witness my hand and official seal, this 23rd day of June, 1998.

LISA C. AUTIN
MY COMMISSION EXPIRES
March 6, 1999

Notary Public

My Commission Expires: March 06, 1999

EXHIBIT "A"

A tract of land in the 1st Civil District Metropolitan Nashville - Davidson County, Tennessee, being Parcel 59 on Tax Map 92-11 and being Lots 1, 2 and 3 Satterwhite's plan in Cooper's Addition to Nashville as of record in Book 332, page 100, R.O.D.C., TN and also being Lot No. 4 and the westerly 45 feet of Lot No. 3 on the subdivision of Jessee Thomas property as of record in Book 161, page 88, R.O.D.C.,T TN and being more particularly described as follows:

Beginning at a spike set on the northerly R.O.W. line of Charlotte Avenue at the easterly end of return curve at Charlotte Avenue and 20th Avenue North (land for return curve deeded to Metropolitan Government Recorded in Book 4567, page 607, R.O.D.C., TN); thence,

1) With said curve to the right (Radius 15.00') northerly a distance of 20.82 feet to an iron pin set on the easterly R.O.W. line of 20th Avenue North and having a chord bearing and distance of N 65 deg. 58 minutes 08 seconds W 19.190 feet; thence,

2) With the easterly R.O.W. line of 20th Avenue North N 26 deg. 12 minutes 05 seconds W 136.45 feet to an existing iron pin on the southerly R.O.W. line of Alley No. 616; thence,

3) With the southerly R.O.W. line of Alley No. 616 N 73 deg. 57 minutes 10 seconds E 237.90 feet to an iron pin set at the common corner of Parcels 58 and 59; thence,

4) With the common line between Parcels 58 and 59 S 14 deg. 38 minutes 41 seconds E 147.77 feet to an existing iron pin on the northerly R.O.W. line of Charlotte Pike; thence,

5) With the northerly R.O.W. line of Charlotte Pike S 74 deg. 15 minutes 49 seconds W 195.55 feet to the point of beginning and containing 32,774 square feet or 0.752 acres.

Being part of the same property conveyed to Star Enterprise, a New York general partnership by deed from Welton Investments, a Tennessee general partnership among James W. Jewell, John B. Jewell, III and Andrew D. Crichton, of record in Book 8019, page 182, Register's Office for Davidson County, Tennessee.

F:\pamela\samco.exa

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11007 PAGE 832

STATE OF TENNESSEE §

§ OATH

COUNTY OF DAVIDSON §

I, the undersigned affiant, as agent for **SAMCO**, first being duly sworn, made this oath as follows:

I do hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is $500,000.00.

Affiant

Sworn to and subscribed before me this 26 day of June, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

o:\hicksbj\98docs\may98\26lcaTN90deed.doc

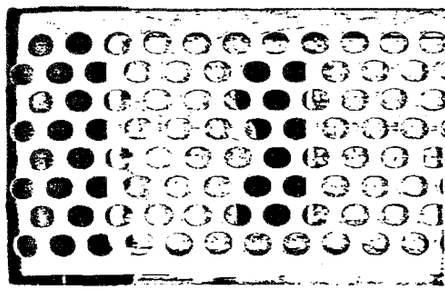
This Instrument Prepared By:
Gary W. Dzierlenga, Esq.
12700 Northborough
Houston, Texas 77067

0459081

RECEIVED FOR REFERENCE

98 JUL -6 PM 3:27

9927 97/06 0101 03CHECK 1869.00



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

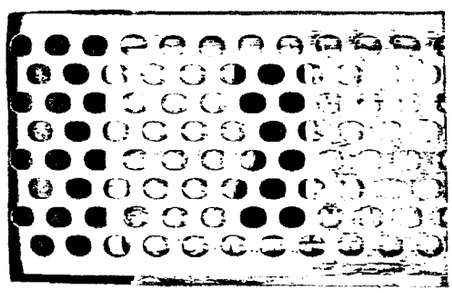
RECEIVED OF _____

FOR _____

BOOK 11007 PAGE 833

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 500000.00
CON TX 1850.00
PRFEE 1.00
DFEE 16.00
DFEE 2.00
TOTAL 1869.00
CHECK 1869.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/06/98 01 15:28 0001 9927

0459081

INDEXING REFERENCE

98 JUL -6 PM 3:27

REGISTER

No. 131568