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STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 16 DAY OF JULY, 1998.

Notary Public

My Commission Expires: 11-18-01

RONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

98 JUL 21 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV. 0465042 IDENTIF. & REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Holigan Homes Tennessee, Ltd.
6009 Beltline Road, Ste 100
Dallas, TX 75240

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
175 -8
22

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T & T Partners, I, a Texas General Partnership**, hereinafter referred to as Grantor(s), hereby transfer(s) and convey(s) to **Holigan Homes Tennessee, Ltd., A Texas Limited Partnership** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No 99, on the Plan of Hickory Woods East Section One of record in Plat Book 6900, page 510, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property T & T Partners, I, by deed from Southern Development Corporation, of record in Book 9616, page 481 and re-recorded in Book 9668, page 701, and as corrected in Book 9701, page 443 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of Record in Book 6900, page 510, said Register's Office shows and owner's certificate, certain notes, easements and setback lines.

Declaration of Restrictive Covenants of record at Book 7422, page 298, Book 7857, page 94, Book 7876, page 75, and Book 9678, page 187, and further amended in Book 9764, page 44 RODC, TN.

By-Laws of Hickory Woods Homeowners Association of record in Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477, Book 9678, page 213, and Book 9764, page 44, said Register's Office.

Taxes for the year 1998, and subsequent years, a lien, not yet due and payable.

This is unimproved property known as 4924 Hickory Woods East Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

For the same consideration, Grantor further transfers to Grantee all of Grantor's right, title and interest (if any) appurtenant solely to the property (including any rights of Grantor to water service, sewer service and other utility services)without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Special Warranty and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances").

Witness my hand this 15th day of July, 1998.

T & T Partners, I, a Texas General Partnership
By: TWD Tennessee, Ltd., a Texas Limited Partnership
Its: Managing General Partner
By: Taylor-Duncan Interests, Inc
Its: Sole General Partner
By: _____
Its: ~~Vice~~ President

6327 07/21 0101 03CHECK 77.60

STATE OF Texas
COUNTY OF Dallas

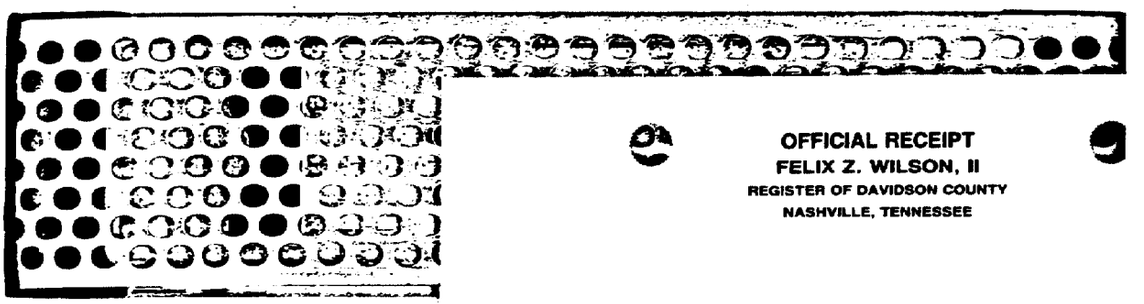
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Phillip W Duncan~~ Larry K. Taylor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the ~~Vice~~ President of Taylor-Duncan Interests, Inc., General partner of TWD Tennessee, Ltd. the Managing General Partner of T & T Partners, I and who, being authorized to do so, acknowledged he executed the forgoing for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 1998.

NOMITA A SURTANI
Notary Public
STATE OF TEXAS
My Commission Expires04-22-00

_____
Notary Public

My Commission Expires



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

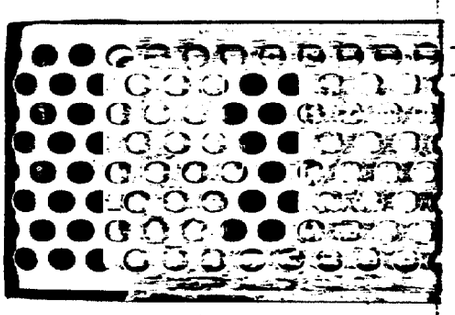
RECEIVED OF _____

FOR _____

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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 18000.00
				CON TX 66.60
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 77.60
				CHECK 77.60
			07/21/98 01	14:30 0001 6327



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465042
IDENTIF. ↑ REFERENCE
98 JUL 21 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321994