Box 60 R.O.D.C.T.

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

SPECIAL WARRANTY DEED

Address New Owner:
Harold Holigan and Hermena Holigan
6009 Beltline Road, Suite 100
Dallas, TX 75231

Send Tax Bills To:
Owner

Map-Parcel No.
176-33.00 (tract 6)
175-79.00 (tract 2A-1)
175-167.00 (tract 2A)

STATE OF TEXAS
COUNTY OF DALLAS

BOOK 11376 PG. 871

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 704,313.50.

JOAN D. BOHANNON
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-01-2001

Affiant

Subscribed and sworn to before me this 19th day of February, 1999.

Notary Public

My Commission Expires:

_____

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & T PARTNERS I, a Texas general partnership,** ("Grantor") by these presents does hereby transfer, sell and convey to HAROLD HOLIGAN and wife, HERMENA HOLIGAN, ("Grantees") their heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described on Exhibit A attached hereto.

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN VERBATIM

BEING part of the same property conveyed to T & T Partners I, a Texas general partnership, 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, and FURTHER BEING part of the same property conveyed to the said T & T Partners I, by Successor Trustee's deed recorded at Book 9656, page 488, as corrected in Book 9701, page 443, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor hereby transfers to Grantees without warranty or recourse of any kind, either express or implied, except for the warranty that Grantor has not previously transferred the same to any other party, all of Grantor's right, title and interest (if any) in and to the rights and appurtenances pertaining solely to the Property, including any right, title and interest of Grantor in and to all oil, gas and other mineral rights and in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent that the same relate to the Property.

This Special Warranty and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantees subject to those certain title exceptions set forth in Exhibit B attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and in fact, affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns forever, subject to the exceptions set forth on the attached "Exhibit B"; and the Grantor does hereby covenant with Grantees that it is lawfully seized and possessed

of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said Grantees and their heirs and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the exceptions set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of the 19 day of February, 1999.

GRANTOR:

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

BOOK 11376 PG. 872

By: Phillip W. Duncan
Name: Phillip W. Duncan
Title: Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, Joan D. Bohannon, a Notary Public in and for said county and state, the within named Phillip W. Duncan, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged Taylor-Duncan Interests, 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 to execute this instrument on behalf of said partnership.

WITNESS my hand and seal at office on this 19th day of February, 1999.

My Commission Expires:

_____

Joan D. Bohannon
Notary Public

JOAN D. BOHANNON
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-01-2001

_____
Typed/Printed Name of Notary

0558922
IDENTIF. # REFERENCE
99MAR-9 PM 3:52
DALLAS COUNTY, TX.
6310 03/01 03CHECK 2632.96

EXHIBIT A
TO SPECIAL WARRANTY DEED
T & T PARTNERS I TO HAROLD HOLIGAN AND HERMENA HOLIGAN

"Tract 2A"

BOOK 11376 PG. 873

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located east of Murfreesboro Road and west of Lavergne-Couchville Pike and being more particularly described as follows:

BEGINNING at a point on the easterly line of Murfreesboro Road, said point being northwesterly 773.23 feet along said right-of-way line from the intersection of the centerline of LaVergne-Couchville Pike and said right-of-way line, said point also being the southwest corner of the following described tract;

THENCE, leaving said easterly line, north 46 degrees 25 minutes 01 seconds east, 335.56 feet to a point;

THENCE, north 63 degrees 56 minutes 50 seconds west, 147.30 feet to a point;

THENCE north 58 degrees 42 minutes 20 seconds east, 268.37 feet to a point;

THENCE south 48 degrees 02 minutes 38 seconds east, 608.03 feet to a point on the westerly right-of-way of Lavergne-Couchville Pike;

THENCE, with said westerly line, south 24 degrees 21 minutes 43 seconds west, 206.58 feet to a point;

THENCE leaving said westerly line, north 54 degrees 07 minutes 27 seconds west, 79.75 feet to a point;

THENCE, south 39 degrees 33 minutes 27 seconds west, 351.75 feet to a point on the said easterly right of way line of Murfreesboro Road;

THENCE, with said easterly line, north 47 degrees 28 minutes 26 seconds west, 567.70 feet to the POINT OF BEGINNING and containing 332.265 square feet or 7.63 acres, more or less,

According to ALTA/ASCM Land Title Survey Tracts 2A and 2A-1 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, revised February 18, , 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401, job no. 97021-1(E).

"Tract 2A-1"

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee located east of Murfreesboro Road and west of Lavergne-Couchville Pike and being more particularly described as follows:

BEGINNING AT A POINT on the easterly right-of-way line of Murfreesboro Road at the intersection of the centerline of LaVergne-Couchville Pike;

THENCE, with said easterly line, north 47 degrees 28 minutes 26 seconds west, 205.60 feet to a point;

THENCE, leaving said easterly line, north 39 degrees 33 minutes 27 seconds east, 351.75 feet to a point;

THENCE, south 54 degrees 07 minutes 27 seconds east, 105.27 feet to a point in said centerline of Lavergne-Couchville Pike;

Thence, with said centerline, south 24 degrees 21 minutes 43 seconds west, 382.54 feet to the POINT OF BEGINNING and containing 55,840 square feet or 1.28 acres more or less,

According to ALTA/ASCM Land Title Survey Tracts 2A and 2A-1 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, revised February 18, 1999 by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401, job no. 97021-1(E).

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

"Tract 6"

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee located east of Murfreesboro Road and south of Lavergne-Couchville Pike and being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of Murfreesboro Road, said point being southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the southwest corner of the following described tract;

THENCE, with said northerly right-of-way line, north 47 degrees 28 minutes 26 seconds west, 414.42 feet to a point at the intersection of said easterly right-of-way line and the southerly line of Hickory Woods Drive;

THENCE, leaving said easterly line and with said southerly line along the arc of a curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 degrees 03 minutes 27 seconds and a chord bearing and distance of north 03 degrees 56 minutes 43 seconds west, 34.44 feet to a point;

THENCE, with said southerly line, north 39 degrees 35 minutes 01 second east, 111.05 feet to a point;

THENCE, with said southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 degrees 15 minutes 00 seconds and a chord bearing and distance of north 55 degrees 42 minutes 31 seconds east, 272.66 feet to a point;

THENCE, with said southerly line north 71 degrees 50 minutes 01 second east, 226.98 feet to a point;

THENCE, leaving said southerly line south 46 degrees 05 minutes 58 seconds east 603.25 feet to a point in the centerline of Hurricane Creek;

THENCE with said centerline, south 64 degrees 15 minutes 37 seconds west 82.75 feet to a point;

THENCE south 59 degrees 48 minutes 56 seconds west 218.66 feet to a point;

THENCE south 80 degrees 52 minutes 13 seconds west, 379.83 feet to the POINT OF BEGINNING and containing 353.413 square feet or 8.11 acres, more or less;

According to ALTA/ASCM Land Title Survey Tract 6 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, revised February 18, 1999 by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401, job no. 97021-2(E).

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EXHIBIT B TO SPECIAL WARRANTY DEED

T & T PARTNERS I TO HAROLD HOLIGAN AND HERMENA HOLIGAN

"PERMITTED ENCUMBRANCES"

(a) Property Taxes for 1999 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable. 1998 property taxes are paid.

(b) A 100 foot wide power line easement (50' of which is applicable to the subject property) granted to Tennessee Power Company of record in Deed Book 437, pages 24 and 39, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tracts 2A & 2A-1, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-1(E). (Applies to "Tract 2A")

(c) A 20 foot wide easement granted in Right of Way Agreement to Nashville Gas Company, of record in Book 5909, page 915, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tracts 2A & 2A-1, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, , 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-1(E). (Applies to "Tract 2A")

(d) Deeds of Conveyance of utilities within Lavergne-Couchville Pike to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8169, page 571 and 579, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tracts 2A & 2A-1, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-1(E). (Applies to "Tract 2A").

(d-1) A 60 foot wide road right of way for Lavergne-Couchville Pike, a 30 foot width of which is located on the subject property, along the southeast boundary line of the property as noted in the Surveyor's Note 8, as shown on ALTA/ACSM Land Title Survey, Tracts 2A & 2A-1, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-1(E). (Applies to "Tract 2A-1").

(e) A 100 foot wide Unrecorded Easement to Tennessee Valley Authority of record in Minute Book 86, page 429, Chancery Court of Nashville, Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

(f) A 20 foot wide easement granted in Right of Way Agreement to Nashville Gas Company, of record in Book 5897, page 209, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

(g) A 20 foot wide easement for sanitary sewers and/or storm drainage of record in Book 6952, page 830, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

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EXHIBIT B CONTINUED

(h) A 20 foot wide easement for sanitary sewers and/or storm drainage of record in Book 7145, page 618, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

(i) Easement for the flow of the waters of Hurricane Creek, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of Hurricane Creek, free from diminution or pollution. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Hurricane Creek. Hurricane Creek is shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to Tract 6)

(j) Grant of 100 foot wide Transmission Line Easement (TVA Tract No. GMAC-1) executed by T & T Partners I to the United States of America, dated March 7, 1995, and recorded in Book 9632, page 973, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

(k) A 5 foot by 40 foot Anchor Easement of record at Book 10153, page 990, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tracts 2A & 2A-1, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-1(E). (Applies to "Tract 2A")

(l) A 35 foot wide sanitary sewer easement of record at Book 4435, page 20, Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Land Title Survey, Tract 6, Hickory Woods Estates, originally dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998, and revised February 18, 1999, by Crawford Land Surveyors, P.C., William C. Cockrill, Registration No. 1401, job no. 97021-2(E). (Applies to "Tract 6")

(m) The acreage mentioned in the legal description is only for convenience in identifying the tract.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11376 PG. 877

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0558922

IDENTIF. & REFERENCE

99MAR-9 PM 3:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	704313.50
CON TX	2605.96
PRFEE	1.00
WDEED	24.00
CFEE	2.00
TOTAL	2632.96
CHECK	2632.96

03/09/99 01 15:51 0001 6310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435462