This Instrument Prepared By:
Cumberland Title Company
155 Franklin Road, #150
Brentwood, TN 37027
(615) 661-6674

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Nos.
W.L. Bainbridge, Inc. 3814 Cleghorn Avenue Nashville, TN 37215	New Owner	Map 176-1 Parcels 11, 49, 53 and 54

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

1451 06/18 0101 03CHECK 345.87

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ Ninety Thousand Five Hundred Six and 60/100 Dollars ($90,506.60).

Affiant

Suscribed and sworn to before me this 15th day of June, 1999.

My Commission Expires:

Notary Public

That T & T Partners I, a Texas general partnership ("Grantor), for and in consideration of the sume of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY to W.L. Bainbridge, Inc., hereinafter referred to as "Grantee", which office is located at 3814 Cleghorn Avenue, Nashville, TN 37215, all those certain lots, tracts or parcels of land situated in Davidson County, Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property") to-wit:

Being Lots Nos. 70, 77, 81 and 82 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, Page 511 corrected by a Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

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 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, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
Lot 70 is 3872 Roundrock Drive, Antioch, Tennessee 37013
Lot 77 is 400 Amberton Court, Antioch, Tennessee 37013
Lot 81 is 200 Hickory Ridge Court, Antioch, Tennessee 37013
Lot 82 is 4169 Maxwell Road, Antioch, Tennessee 37013

RECEIVED FOR RECORD
JUN 18 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

060141
RECORDING REFERENCE

This conveyance is subject to: Property taxes for 1999 and subsequent years; The plan of record at Plat Book-6900, Pages 509-510; The plan of record at Plat Book 6900, Pages 885-887, R.O.D.C.T.; Amended and Re-Stated Restrictive Covenants of record at Book 7932, Page 648, as corrected in Book 9616, Page 470, Book 9616, Page 477 amended in Book 9678, Page 187 and Book 9678, Page 213; and easements and assignments of public record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (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 Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters of record described herein, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the Grantor does hereby covenant with Grantee that is lawfully seized and possessed of the said Property in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned and the said Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto said Grantee, Grantee's 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, subject to the Permitted Encumbrances.

EXECUTED this 15th day of June, 1999.

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., a Texas corporation, its sole general partner

By: John L. Summitt
John L. Summitt, Vice President

THE STATE OF TEXAS)

COUNTY OF DALLAS)

Personally appeared before me, KAREN M. SHANNON, Notary Public, John L. Summitt, as Vice President, with whom I am personally acquainted and who acknowledged the he executed the within instrument for the purposes therein contained and further acknowledged Taylor-Duncan Interets, Inc., a Texas corporation, to be the sole general partner of TWD Tennessee, Ltd., a Texas limited partnership, and that said limited partership is the managing general partner of T & T Partners, 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 15th day of June, 1999.

KAREN M. SHANNON
Notary Public
State of Texas
Commission Expires 9-11-99

Karen M. Shannon
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11533 PAGE 909

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

0601415

99 JUN 18 AM 10:27

REGISTER
DAV. TN.

CAMT 90506.60
MOR TX 334.87
ERR CO
MOR TX 334.87-
CON TX 334.87
PRFEE 1.00
C COPY 8.00
ERR CO
C COPY 8.00-
WDEED 8.00
CFEE 2.00
TOTAL 345.87
CHECK 345.87

06/18/99 01 10:31 0001 1461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480038