40-A

This instrument prepared by:
David A. Wolff
Drenner Stuart Wolff Metcalfe von Kreisler, LLP
301 Congress Ave., #2100
Austin, TX 78701

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Davidson County DEEDWARR
Recvd: 11/16/01 12:30 4pgs
Fees:23.00 Taxes:92.50
20011116-0125840

BRAZOS SPORTS RETAIL, L.P., a Delaware limited partnership ("Grantor"), for Ten Dollars ($10.00) and other good and valuable consideration paid to Grantor by TOM BANNEN CHEV ROLET, INC. ("Grantee"), the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all of the real property located in Davidson County, Tennessee and being more particularly described in Exhibit A attached to this deed and incorporated herein by reference, together with all the improvements and fixtures located thereon and appurtenances related thereto, including without limitation, rights of Grantor in any adjacent strips, gores, streets, roads, alleys, easement or rights-of-way (the "Property").

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's heirs, successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property and premises unto the Grantee, and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, when the claim is made by, through, or under Grantor, but not otherwise.

This conveyance is made and accepted subject to all encumbrances and other matters existing of record, to the extent they are validly existing and affect the Property. Grantee assumes the obligation to pay taxes for 2001 and all subsequent years thereafter.

EXECUTED this the 8 day of November, 2001.

GRANTOR:

BRAZOS SPORTS RETAIL, L.P.,
a Delaware limited partnership

By: BRAZOS SPORTS RETAIL MANAGEMENT, INC., a Delaware corporation, its General Partner

By: _____
Name: Gregory C. Greene
Title: President

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF DALLAS)

I, the undersigned Notary Public for the aforesaid jurisdiction, do hereby certify that Gregory C. Greene, President, of Brazos Sports Retail Management, Inc. a Delaware Corporation, General Partner of Brazos Sports Retail, L.P., a Delaware limited partnership, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of the partnership

Witness my hand and official seal, this 8 day of November, 2001.

Sophie Boutemy de Gulslain
MY COMMISSION EXPIRES
October 19, 2005

Notary Public, State of ~~Tennessee~~ TEXAS
Commission Expires: 10/19/05

EXHIBIT "A"

Description of Property

Being a tract of land lying in the Tenth Councilmanic Distict, City of Nashville, Davidson County, Tennessee. Said tract being bounded on the north by Vietnam Veterans Parkway, on the east by Thomas Francis Diskin, Et Ux, on the south by Tom Bannen Chevrolet, Inc. and on the west by Betty Yow Hooper, Trustee of the Yow Family Trust and being more particularly described as follows:

Beginning at a concrete monument (old) in the southerly right-of-way line of Vietnam Veterans Parkway, said concrete monument (old) being the northwest corner of Lot 1 on the Final Plat entitled "Diskin/Bannen Subdivision" of record in Instrument No. 20010703-0070466, Register's Office for Davidson County, Tennessee (R.O.D.C.), said concrete monument (old) also being the northeast corner of property conveyed to Betty Yow Hooper, Trustee of the Yow Family Trust of record in Deed Book 10240, Page 963, R.O.D.C. and the northwest corner of property conveyed to Thomas Francis Diskin, Et Ux of record in Deed Book 5241, Page 1, R.O.D.C.; thence,

With the northerly line of said Lot 1, said northerly line of Diskin property and said southerly right-of-way line N 75 degrees 03 minutes 09 seconds E, 507.88 feet to an iron rod (old), said iron rod (old) being the northeast corner of said Lot 1; thence,

Leaving said southerly right-of-way, with the easterly line of said Lot 1 and with a new line severing said Diskin property S 18 degrees 46 minutes 14 seconds E, 154.16 feet to an iron rod(old), said iron (old) being the northeast corner of property conveyed to Tom Bannen Chevrolet, Inc. of record in Deed Book 7162, Page 746, R.O.D.C., said iron rod (old) also being the southeast corner of the herein described tract; thence,

Leaving the easterly line of said Lot 1 and continuing with Tom Bannen's northerly line S 72 degrees 50 minutes 17 seconds W, 509.03 feet to an iron rod (old), said iron rod (old) being a southwest corner corner of said Diskin property, the northwest corner of said Tom Bannen property and lying in the easterly line of said Yow property; thence,

Leaving said Tom Bannen property with the easterly line of said Yow property N 18 degrees 05 minutes 11 seconds W, 173.75 feet to the Point of Beginning, containing 83,277 square feet or 1.912 acres, more or less, as calculated by the above described courses and distances.

Being a portion of the same property conveyed to Joe H. Corley, by deed from Carson C. Driver, Jr. and wife Dorris B. Driver of record in Deed Book 4312, Page 830, Register's Office for Davidson County, Tennessee.

part of

Being the same property conveyed to Brazos Sports Retail, L.P., a Delaware limited partnership, by Instrument No. 20011116-0125839, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $25,000.00

Affiant James W Bannen

Subscribed and sworn to before me this the 13 day of November 2001.

(Affix Seal) *Notary Public*

My commission expires: 7/26/03

Address New Owner	Send Tax Bills	Map and Parcel
Tom Bannen Chevrolet, Inc. P.O. Box 1307 Madison TN 37116-1307	Same	Map 26, Parcel 56 (Part of)