THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 30 day of December, 2002.

Notary Public
My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 12/31/02 10:16 4pgs
Fees:23.00 Taxes:1702.00
20021231-0162489

KERRY L. HENSON NOTARY PUBLIC AT LARGE DAVIDSON

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ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Nashville Real Estate, Ltd. Three Riverway, Suite 1150 Houston, Texas 77056	SAME	Map 148, Parcel 46

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CROUCH BROTHERS PARTNERSHIP, a Tennessee general partnership, the Grantor, has bargained and sold, and by these presents does transfer and convey unto NASHVILLE REAL ESTATE, LTD., a Texas limited partnership ("Grantee"), the representatives, successors and assigns of Grantee, that certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 2 of the original Charlton property subdivision lying and located in the Second Civil District, Davidson County, Tennessee.

Beginning at a point in the center line of Antioch Pike, being the northwest corner of property now owned by Raymond Huffman, et ux; thence south 48° 25' west 326.4 feet along the northwesterly margin of

said Huffman property to a point, being the southwesterly corner of said Raymond Huffman property; thence north 40° 55' west 92.1 feet to the southeast corner of the Ward Middleton property, thence northeasterly along said margin of said Ward Middleton property to the center line of Antioch Pike, thence southeasterly along said center line 87.9 feet to the point of beginning, being all of the property lying between the Raymond Huffman property and the Ward Middleton property and bounded on the northeast by the center line of Antioch Pike and on the southwest by a line connecting the rear lines of said Raymond and Ward Middleton properties.

Being the same property conveyed to Crouch Brothers Partnership by deed from E.C. Crouch and wife, Margie Crouch, of record in Book 8809, page 469, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the representatives, successors and assigns of Grantee, against the lawful claims of all persons (other than claims arising out of the matters set forth on Exhibit A attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of December, 2002.

GRANTOR:

CROUCH BROTHERS PARTNERSHIP

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles E. Crouch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Partner of Crouch Brothers Partnership, the within named bargainor, a partnership, and that he, as such General Partner, 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 General Partner.

Witness my hand and seal at office this 30 day of December, 2002.

Kerry L. Henson
Notary Public

My Commission Expires: 5-28-06

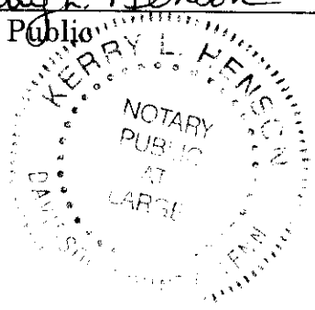


EXHIBIT A

1. Taxes for the year 2003 and subsequent years.

2. Title to that portion of the premises embraced within the bounds of Antioch Pike.

3. Matters shown on survey prepared by Volunteer Surveying, File Number 02261, dated November 25, 2002.