Davidson County DEEDWARR
Recvd: 06/18/08 15:34 5 pgs
Fees:28.00 Taxes:814.00
20080618-0062959

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
G&F 249, Ltd. 300 Shepherd, Suite A Houston, Texas 77007	Map 163 Parcel 142	Same as new owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HICKORY HOLLOW, LIMITED**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **G&F 249, LTD.**, a Texas limited partnership (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is unimproved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

OFFICIAL SEAL
TERRI L. VAUGHN
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Feb. 25, 2009

Subscribed and sworn to before me this 17th day of June, 2008.

Notary Public

My Commission Expires: 2/25/09

1876740

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 13th day of June, 2008.

GRANTOR:

HICKORY HOLLOW, LIMITED,
a Tennessee limited partnership

By: Parsec, Inc.
Its: General Partner

By: _____
Name: Randall P. Sanders
Title: President

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, Terri L. Vaughn, Notary Public, Randall P. Sanders, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Parsec, Inc., the general partner of Hickory Hollow, Limited, a Tennessee limited partnership, the within named bargainor, and is authorized to execute this instrument on behalf of Hickory Hollow, Limited, a Tennessee limited partnership by Parsec, Inc., its general partner, as its President.

WITNESS my hand, at office, this 13 day of June, 20087.

OFFICIAL SEAL
TERRI L. VAUGHN
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Feb. 25, 2009

Terri L. Vaughn
Notary Public
My Commission Expires: 2/25/09

Exhibit A
Property

Tract I

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron rod set at the intersection of the southerly right-of-way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 feet in width, thence leaving the easterly right-of-way line of Crossings Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 46 min 07 sec East, 524.45 feet to an iron rod set and the TRUE POINT OF BEGINNING;

Thence continuing with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 46 min 07 sec East, 274.92 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 853.70 feet, the central angle of which is 20 deg 08 min 05 sec. the radius of which is 2429.33 feet, the chord of which is South 79 deg 43 min 21 sec East, 849.32 feet to an existing iron rod, at a corner common with SC Capital, LLC, Et Al, as of record in Instrument Number: 20040608-0067799, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly property line of SC Capital, LLC, Et Al South 19 deg 50 min8 sec West, 336.47 feet to an existing iron rod, in the westerly property line of SC Capital, LLC, Et Al, as of record in Instrument Number 20040608-0067797, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of SC Capital, LLC, Et Al, South 23 deg 02 min 33 sec West, 254.87 feet to an existing iron rod;

Thence South 21 deg 53 min 39 sec West, 499.81 feet to an existing iron rod, in the easterly property line of Crews Investment Properties of Tennessee, LLC, as of record in Instrument Number: 20030919-0139282, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Crews Investment Properties of Tennessee, LLC, South 29 deg 35 min 14 sec West, 36.71 feet to an existing iron rod at a corner common with the property of Crews Investment Properties of Tennessee, LLC, as of record in Instrument Number: 20030919- 0139279, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Crews Investment Properties of Tennessee, LLC, North 81 deg 11 min 19 sec West, 407.05 feet to an existing iron rod, at a corner common with the property of Crews Investment Properties of Tennessee, LLC, as of record in Instrument Number: 20030919-0139279, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Crews Investment Properties of Tennessee, LLC, North 43 deg 52 min 06 sec West, 461.83 feet to an existing iron rod;

Thence North 02 deg 08 min 43 sec East, 804.64 feet to the POINT OF BEGINNING. Containing 1,015,049 square feet or 23.302 acres more or less

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 feet in width;

Thence leaving the easterly right-of-way line of Crossings Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 46 min 07 sec East, 524.45 feet to an iron rod set; Thence with a severance line through the property of Hickory Hollow, Ltd., as of record in Deed Book 7034, Page 488, at the Register's Office for Davidson County, Tennessee, South 02 deg 08 min 44 sec West, 504.60 feet to an existing iron rod, at a corner common with the property of Crews Investment Properties of Tennessee, LLC, as of record in Instrument Number: 20030919-0139279, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Crews Investment Properties of Tennessee, LLC, South 83 deg 48 min 00 sec West, 381.41 feet to an existing iron rod in the easterly right-of-way line of Crossings Boulevard; Thence with the easterly right-of-way line of Crossings Boulevard, North 09 deg 56 min 26 sec West, 60.03 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 64.83 feet, the central angle of which is 82 deg 32 min 23 sec, the radius of which is 45.00 feet, the chord of which is North 57 deg 00 min 06 sec West, 59.36 feet to an iron rod set;

Thence North 08 deg 15 min 42 sec West, 460.89 feet to the POINT OF BEGINNING Containing 248,497 square feet or 5.705 acres more or less

Tract I and II being the same property conveyed to HICKORY HOLLOW, LIMITED, A TENNESSEE LIMITED PARTNERSHIP, by deed from GEORGE W. HORTON AND WIFE, ROSA BELLE HORTON, of record in Book 7034, page 488, dated November 6, 1986, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2008, a lien, but not yet due and payable, have been prorated between the Grantor and Grantee as of the date hereof.

2. Matters shown on the Plan of record in Plat Book 7900, page 39, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7963, page 145, and rerecorded in Book 7966, page 60, and as amended in Book 8085, page 402 and Book 9730, page 957, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 298 and Book 8389, page 553, Register's Office for Davidson County, Tennessee.