6241

WARRANTY DEED

BOOK 6800 PAGE 122

FROM: Rock A. Morphis, and wife, Linda B. Morphis, Grantors

TO: B & H Ventures, a general partnership, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
404 Oak Forse Drive Antioch, Tn. 37013 Attention: M. Andrew Holland	same	160-14B-19

Field Book Numbers

6 DU 79036

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Four Thousand Dollars ($64,000.00).

M. Andrew Holland
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of March, 1986.

Denise M. Lacivita
Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the assumption by the Grantee herein of the obligations of the grantee (as the term is used therein) pursuant to an Installment Deed dated January 7, 1986 of record in Book 6760, page 970, Register's Office for Davidson County, Tennessee, as amended, and the obligations of the maker pursuant to the Installment Note secured thereby, as amended, Rock A. Morphis and wife, Linda B. Morphis, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said B & H Ventures, a Tennessee general partnership composed of

Raymond D. Barnes, R. Don Barnes, Jr., and M. Andrew Holland as all of the general partners, Grantee, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being a part of the Plan of Brentwood Trace Condominiums, a Horizontal Property Regime, as of record in Book 5200, page 219, Register's Office for Davidson County, Tennessee, the part being hereby described as follows:
>
> Unit No. 5719 on said plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brentwood Trace Condominiums.
>
> Being the same property conveyed to Rock A. Morphis and wife, Linda B. Morphis, by Installment Deed from John Scales Irvin of record in Book 6760, page 970, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. 5719, Brentwood Trace Condominiums on Old Hickory Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Brentwood Trace Condominiums, as of record in Book 5524, page 415, as amended in Book 5545, page 510, and By-Laws of record in Book 5524, page 424, as amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress, public utilities and drainage, created by instrument of record in Book 4831, page 125, said Register's Office, and as shown on the Plan of record in Book 5200, page 219 and Book 5200, page 230, said Register's Office.

4. The Plan of record in Book 5200, page 219, revised in Book 5200, page 230, and revised in Book 5200, page 261, said Register's Office, shows an owner's certificate, certain ingress and egress, and public utilities and drainage easements, sewer easements, water line easements, and a 45-foot easement for future widening of Old Hickory Boulevard, to which Plan reference is made for location and dimensions.

5. The lien on the subject property retained by John Scales Irvin in the Installment deed executed by John Scales Irvin, Rock A. Morphis and Linda B. Morphis dated January 7, 1986, of record in Book 6760, page 970, Register's Office for Davidson County, Tennessee, which Installment Deed has been amended by instrument of even date herewith by John Scales Irvin, Grantors and Grantee recorded in Book 6800, page 116, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 7th day of March, 1986.

ROCK A. MORPHIS

LINDA B. MORPHIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, ROCK A. MORPHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of March, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, LINDA B. MORPHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of March, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

8 1 6 8 9

IDENTIFICATION REFERENCE

FILED
MAR 10 AM 11 35 '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1361W/2-26-86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6800 PAGE 126

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64000.00- CAMT.	
			166.40 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	178.90-
1409403/10/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8. 1. 6 8. 9.

IDENTIFICATION REFERENCE

MAR 10 10 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225775