WARRANTY DEED

FROM: Andrews Pruett Construction Company, Grantor

TO: Charles McKay and wife, Sandra McKay, Grantee

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

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Address New Owner(s) as Follows:

#6 Abbeywood Court
Burton Hills
Village of Abbeywood
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Dr. and Mrs. Charles McKay
#6 Abbeywood Court
Burton Hills
Village of Abbeywood
Nashville, TN 37215

Map-Parcel Numbers

131-6F-3

Field Book Numbers

7DA-92651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Sixty Five Thousand Dollars ($365,000).

C McKay
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of February, 1988.

Ann Terryl Smith
Notary Public

My Commission Expires: 3-11-91

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, Andrews Pruett Construction Company, a Tennessee partnership composed of Will Andrews and Kerry Pruett, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Charles McKay and wife, Sandra McKay, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 as shown on the Plat of Burton Hills Village of Abbeywood - Tract 21, of record in Book 6900, page 223, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Andrews Pruett Partnership by Warranty Deed from Burton Hills Properties, of record in Book 7157, page 887, said Register's Office.

This is improved property, known as #6 Abbeywood Court, Burton Hills, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following exceptions set out in Exhibit A attached hereto and incorporated herein by this reference.

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

Grantor further covenants and warrants that the Grantor is the same entity as Andrews Pruett Partnership, the name by which the Grantor took title to the subject property in the above mentioned Warranty Deed from Burton Hills Properties.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth in Exhibit A hereto to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth in Exhibit A hereto which this conveyance is expressly made subject.

Witness my hand this 19th day of February, 1988.

ANDREWS PRUETT CONSTRUCTION COMPANY

By: _____
Will Andrews, General Partner

By: _____
Kerry Pruett, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann Terryl Smith, a Notary Public of said County and State, personally appeared Will Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of ANDREWS PRUETT CONSTRUCTION COMPANY, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 19th day of February, 1988.

Ann Terryl Smith
Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann Terryl Smith, a Notary Public of said County and State, personally appeared Kerry Pruett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of ANDREWS PRUETT CONSTRUCTION COMPANY, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 19th day of February, 1988.

Ann Terryl Smith
Notary Public

My Commission Expires: 3-11-91

Encumbrances

1. 1988 Metropolitan property taxes are a lien, but not yet due and payable.

2. Declaration of Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills Village of Abbeywood Association, Inc., of record in Book 7189, page 72, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and in Book 7146, Page 188, in the Register's Office for Davidson County, Tennessee.

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, and of record in Book 3702, Page 250, in the Register's Office for Davidson County, Tennessee.

8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, and of record in Book 6470, Page 383, in the Register's Office for Davidson County, Tennessee.

9. All matters as shown on the Plat of record in Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee.

10. All matters as shown on the Plat of Burton Hills Village of Abbeywood-Tract 21, of record in Book 6900, Page 223, in the Register's Office for Davidson County, Tennessee.

11. The Plan of record in Book 6900, Page 223, as amended in Book 7255, page 531, in the Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 15-foot minimum building setback line from Abbeywood Court, 10-foot minimum building setback line from rear lot line, a 6-foot minimum building setback line from Northerly lot line, a 2-foot minimum building setback line from Southerly lot line, a 10-foot easement for public utility and drainage purposes along the front line of said lot and a 10-foot drainage easement along the Northerly line.

12. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Abbeywood dated February 24, 1987, and of record in Book 7146, Page 193, in the Register's Office for Davidson County, Tennessee.

13. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, and of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.

14. Maximum Square Footage Allocations for the recorded Plan of Burton Hills Village of Abbeywood, Tract 21 of record in Book 7147, Page 423, in the Register's Office for Davidson County, Tennessee.

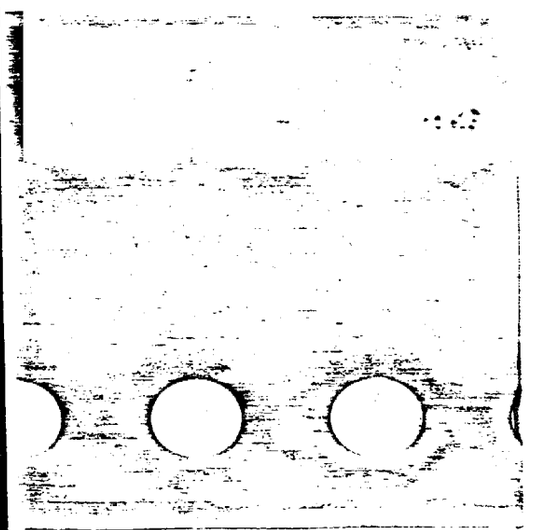
15. Agreement between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, and of record in Book 7147, Page 416, in the Register's Office for Davidson County, Tennessee.

9930 02/22 0101 03CHECK 1037.50

0 6 6 3 1
IDENTIFI REFERENCE
FEB 22 3 02 PM '88
DAVIDSON COUNTY, TN
RUSH

OFFICIAL RECEIPT

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



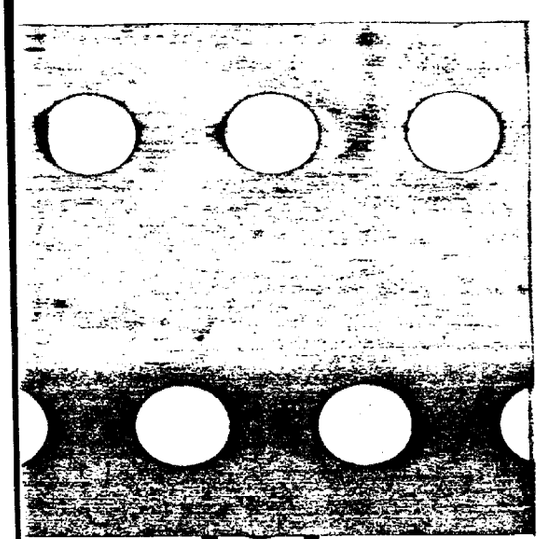
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 6 3 1

IDENTIFI REFERENCE

FEB 22 3 02 PM '88

DAVIDSON COUNTY, TN

365000.00
CON TX 1022.00
PRFEE 0.50
WDEED 15.00
TOTAL 1037.50
CHECK 1037.50

02/22/88 01 15:03 0001 8880

No. 63640