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FILE IN BOX #4
FORM NO. WD-1
#89-3-29

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNER" MORTGAGEE:	MAP-PARCEL NUMBERS
LUTON PROPERTY PARTNERS	SOUTHTRUST BANK OF MIDDLE TENNESSEE (NAME)	MAP 118-11
c/o MICHAEL (NAME) D. SHMERLING		
Suite 200, One Belle Meade Pl (STREET ADDRESS OR ROUTE NUMBER)	1801 West End Avenue (STREET ADDRESS)	PARCEL 28
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37202 (CITY) (STATE) (ZIP)	FB#: BH-3619

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, PLANNED FACILITIES CORPORATION, a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUTON PROPERTY PARTNERS, a Tennessee Joint Venture,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1 on the Plan of Berry Hill Gardens, Block "B", of record in Book 1130, Page 36, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Planned Facilities Corporation, a Tennessee Corporation, by Quitclaim Deed from Planned Properties Two, a Tennessee Joint Venture, of record in Book 7445, Page 742, Register's Office for Davidson County, Tennessee.

THERE IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING:

ALL that property conveyed to the City of Berry Hill, by Order No. 64131, of record in Book 3284, Page 342, Register's Office for Davidson County, Tennessee, and containing .017 acres, and 1800 square feet.

AND ALSO EXCLUDING THEREFROM:

ALL that property conveyed to the State of Tennessee, by Judgement No. B-8017, of record in Book 4936, Page 57, Register's Office for Davidson County, Tennessee, and containing 1,710 square feet.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (XX) property, known as 654 West Iris Drive, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness his hand this 31st day of March, 19 89

PLANNED FACILITIES CORPORATION
By: W. Lawrence McKeithan, President
W. LAWRENCE McKEITHAN, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, Peter Weiss a Notary Public in and for the State and County aforesaid, personally appeared W. LAWRENCE McKEITHAN

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the PLANNED FACILITIES CORPORATION a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 19 89.

_____ Notary Public

Commission Expires 11/10/91

PLANNED F... RATION, a Tennessee Corporation

TO

LUTON PROPERTY PARTNERS, a Tennessee joint venture

IDENTIFICATION

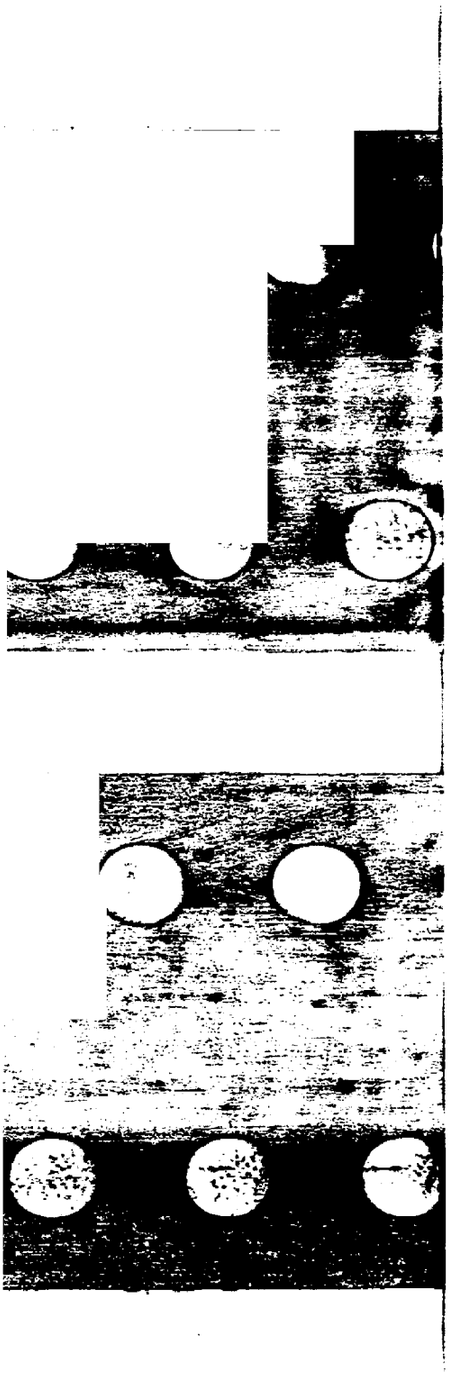
MAR 31 | 11 PM '89

FILED & RECORDED IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

20918

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

1044 03/31 0101 03CHECK 719.96



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

CAMT 216200.00
CON TX 713.46
PRFEE 0.50
MTGFEE 6.00
TOTAL 719.96
CHECK 719.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/89 01 13:12 0001 1044

20918

IDENTIFICATION REFERENCE

MAR 31 1 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195509