WARRANTY DEED

FROM: B & H Ventures,
a general partnership,
Grantors

TO: John Scales Irvin,
Grantee

This instrument was prepared by:
M. Andrew Holland, Attorney
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owners:	Send Tax Bills To:	Map Parcel Numbers:
		160-14B-19
5719 Brentwood Trace	5719 Brentwood Trace	Field Book Numbers:
Brentwood, TN 37027	Brentwood, TN 37027	6 DU 79036

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Six Thousand Eight Hundred Sixty One Dollars ($56,861.00).

John Scales Irvin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of April, 1990.

Melanie Dawn Donegan
Notary Public

My Commission Expires: Jan. 23, 1993

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 release by the Grantee herein of the obligations of all parties pursuant to an Installment Deed dated January 7, 1986 of record in Book 6760, page 970, Register's Office for Davidson County, Tennessee, the obligations of all parties pursuant to a First Amendment to Installment Deed dated March 5, 1986 of record in Book 6800, page 116, Register's Office for Davidson County, Tennessee, and the obligations of all parties pursuant to the Installment Note and Note Modification Agreement secured thereby, 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, Grantors, have bargained and sold, and by these presents do transfer and convey unto John Scales Irvin, Grantee, his heirs, successors, and assigns, a certain tract 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 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, by Warranty Deed from Rock A. Morphis and wife, Linda B. Morphis of record in Book 6800, page 122, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 5719, Brentwood Trace Condominiums on Old Hickory Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which 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 easement, 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.

TO HAVE AND TO HOLD the property, in fee simple, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the property in fee simple, has 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 Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the property to the Grantee, their heirs 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.

IN WITNESS WHEREOF B & H Ventures, through its general partners, executed this document on this the 21st day of MARCH, 1990.

B & H VENTURES, a Tennessee General Partnership

By: Raymond D. Barnes
Raymond D. Barnes, General Partner

By: R. Don Barnes
R. Don Barnes, Jr., General Partner

By: M. Andrew Holland
M. Andrew Holland, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of March, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared Raymond D. Barnes, to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of B & H Ventures, and who acknowledges that he executed the same as the free act and deed of the said B & H Ventures.

Witness my hand and seal at office on the day and date above written.

Kathleen L Brock
NOTARY PUBLIC

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of March, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared R. Don Barnes, Jr., to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of B & H Ventures, and who acknowledges that he executed the same as the free act and deed of the said B & H Ventures.

Witness my hand and seal at office on the day and date above written.

Kathleen L Brock
NOTARY PUBLIC

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of April, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared M. Andrew Holland, to me known (or proved to me on the basis of sufficient evidence) to be the person who executed the foregoing instrument as a general partner of B & H Ventures, and who acknowledges that he executed the same as the free act and deed of the said B & H Ventures.

Witness my hand and seal at office on the day and date above written.

Melanie Dawn Donegan
NOTARY PUBLIC

My Commission Expires: Jan. 23, 1993

2249H\3-1-90

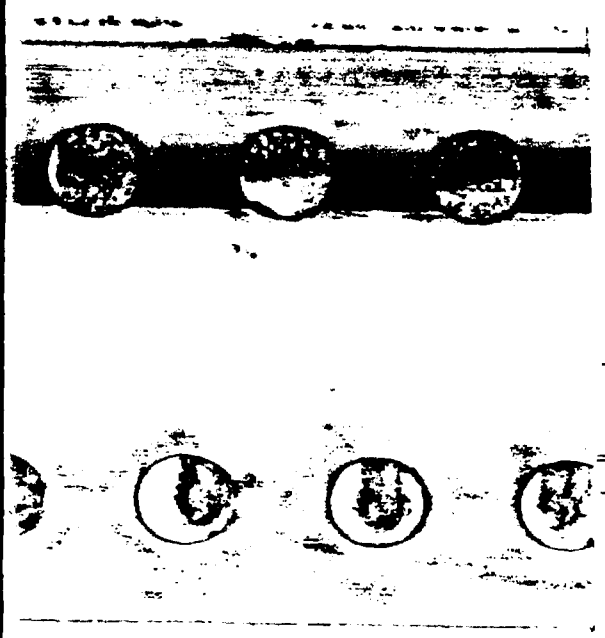
17098

IDENTIF. REFERENCE

APR 6 11 59 AM '90

DAVIDSON COUNTY TN.

9055 04/06 0101 03CHECK 197.77



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8083 PAGE 341

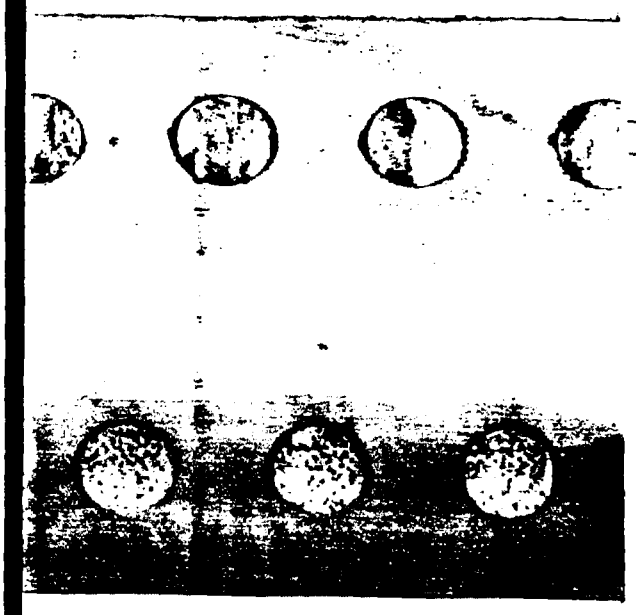
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	56861.00
CON TX	187.77
PRFEE	1.00
MDEED	9.00
TOTAL	197.77
CHECK	197.77

04/06/90 01 11:56 0001 9055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



17098

IDENTIF. TREFERENCE

APR 6 11 59 AM '90

DAVIDSON COUNTY T.N.

No. 308196