FILE BOX 45

BOOK 8108 PAGE 271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME | | | ADDRESS | | | |
|---|---|---|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | | | SEND TAX BILLS TO | | | MAP-PARCEL NUMBERS |
| SB & MG Corporation | | | New Owner | | | Map 108-4-A |
| (NAME) | | | (NAME) | | | |
| 120 Donelson Pk., Suite 101 | | | | | | Parcels 14, 15, |
| (STREET ADDRESS OR ROUTE NUMBER) | | | (STREET ADDRESS) | | | |
| Nashville, TN 37214 | | | | | | 16, 20 and 21 |
| (CITY) | (STATE) | (P O ZIP) | (CITY) | (STATE) | (ZIP) | |

FOR AND 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, Villages of Larchwood Joint Venture, a joint venture composed of B & P Developments, Inc., a Tennessee Corporation, and James M. Fischer, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SB & MG Corporation

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.

BEING Lots Nos. 14, 15, 16, 20 and 21 on the Plan of Section One, Villages of Larchwood, of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Villages of Larchwood Joint Venture by deed from James M. Fisher, Jr. and wife, Charlotte L. Fisher, of record in Book 7910, page 251, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 8067, Page 792, Register's Office for said County.

25983

TAX/TIF REFERENCE

MAY 14 11 13 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved (XX) This is improved ( ) property, known as Lots 14, 15, 16, 20 & 21 Kennington South; Nashville, TN 37214
(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 heir 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 covey 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 our hand S this 10th day of May, 19 90.

VILLAGES OF LARCHWOOD JOINT VENTURE

B & P Developments, Inc.

By: David H. Parker, President

David H. Parker, President

By: James M. Fischer, Jr.

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STATE OF TENNESSEE
COUNTY OF

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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David H. Parker and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President and _____ respectively of the B & P Developments, Inc., a joint Venturer of Villages of Larchwood Joint Venture, the within named bargainor, and that (he) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David H. Parker as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at NASHVILLE on this the 10th day of MAY 19 90

My commission expires 5-8-91

_____
Notary Public

WARRANTY DEED

FROM
Villages of Larchwood Joint Venture

TO
SB & MG Corporation

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

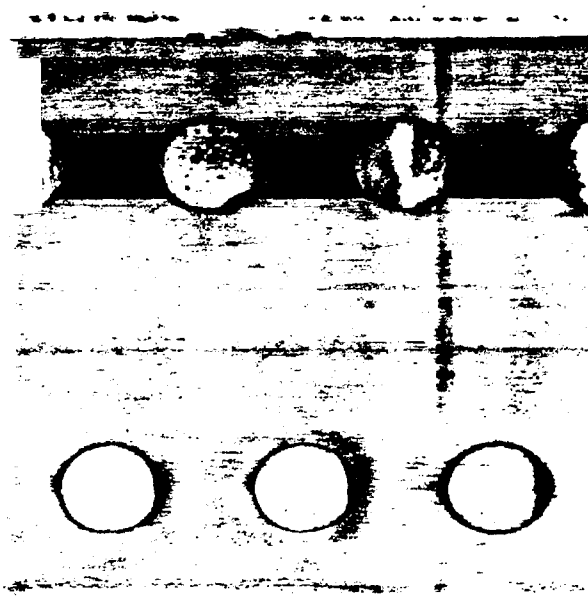
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., 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 joint venturer of Villages of Larchwood Joint Venture, a joint venture, the within named bargainor, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as joint venturer.

Witness my hand and official seal this 10th day of May, 1990.

My Commission Expires: 11-27-93

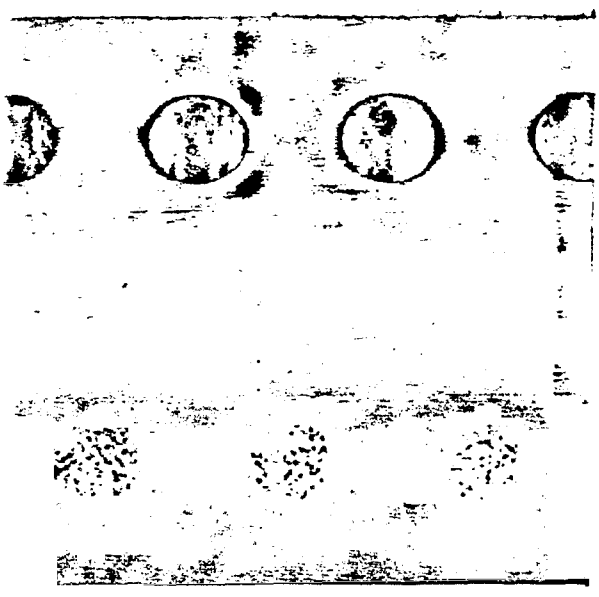
_____
Notary Public



**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 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 | 79000.00 |
| | | | CON TX | 260.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 267.70 |
| | | | CHECK | 267.70 |
| 05/14/90 | 01 | | 11:14 0001 | 1310 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25983

IDENTIFICATION REFERENCE

MAY 14 11 13 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318767