FILE BOX 45

BOOK 8176 PAGE 768

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1990

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 (NAME)	Owner (NAME)	108 104-4-A
120 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 18
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	AND 22

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. 18 and 22 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.

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
AUG 17 9 30 AM '90
FEE $ 1.00 MARION CO. REGISTER
CASHIER'S INITIALS

INFINITE REFERENCE

50159

This is unimproved (XX) improved ( ) property, known as Lots 18 & 22 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 my hand this 15th day of August, 1990

BY: James M Fischer
James M. Fischer, Jr.

Villages of Larchwood Joint Venture
B & P Developments, Inc.
By: David H. Parker, President
David H. Parker, President

STATE OF TENNESSEE
COUNTY OF

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

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/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/and who (or proved to me on the basis of satisfactory evidence) upon his oath ~~XXXXXXXXXXXX~~ acknowledged (~~themselves~~ himself) to be the President and _____ respectively of the B & P Developments, Inc., a joint Venture of Villages the within named bargainor, and corporation, and that (he) as such President of Larchwood Joint Venture, XXXX 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 14th day of August 19 90

My commission expires 7/24/93

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0795 08/17 0101 03CHECK 111.28

WARRANTY DEED
FROM
Villages of Larchwood Joint
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.

My Commission Expires: 11-27-93

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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	31600.00
CON TX	104.28
PRFEE	1.00
WDEED	6.00
TOTAL	111.28
CHECK	111.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/90 01 09:31 0001 0795

50155

IDENTIFICATION

AUG 17 9 30 AM '90

FELIX Z. WILSON II
REGISTER OF DAVIDSON COUNTY

No. 347218