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WARRANTY DEED

FROM: Nashville Properties Partnership, a Florida general partnership, Grantor

TO: William C. Demetree and Lee Chira, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

c/o Lee Chira
Sun Bank Tower
200 South Orange Ave.
Suite 2110
Orlando, FL 32801

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

Same

Map-Parcel Numbers

LOT 187 → 153-8C-12 CO
LOT 190 → 153-8C-12 CO

Field Book Numbers

LOT 187 → CAD-80438
LOT 190 → CAD-80436

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ ORANGE)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand Dollars ($50,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of January, 1991.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 26, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Nashville Properties Partnership, a Florida general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said William C. Demetree and Lee Chira, Grantees, their successors 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 Nos. 187 and 190 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Nashville Properties Partnership by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 6960, page 785, Register's Office for Davidson County, Tennessee.

Together with water and sewer taps for each lot.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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 successors and assigns, forever.

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 above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

Witness my hand this 15 day of January, 1991.

NASHVILLE PROPERTIES PARTNERSHIP,
a Florida general partnership

By: _____
Lee Chira, General Partner

STATE OF FLORIDA)
COUNTY OF ORANGE)

Before me, BRENDA J. CARLSON, a Notary Public of said County and State, personally appeared Lee Chira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Nashville Properties Partnership, the within named bargainor, a partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at Office in ORLANDO, FL, this 15 day of January, 1991.

_____
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 26, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES

My Commission Expires

87120

IDENTIF. TREFERENCE

JAN 18 1 26 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7461R/01-14-91

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 50000.00
				CON TX 165.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 175.00
				CHECK 175.00

01/18/91 01 13:25 0001 6675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87120

IDENTIF. REFERENCE

JAN 18 1 26 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390525