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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,016.00

James M Fischer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 19 91.

Notary Public

MY COMMISSION EXPIRES 3-25-95
(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
Villages of Larchwood Joint Venture (NAME)	SAME (NAME)	Part of Map 108
527 8TH Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 52 & 188
Nashville, TN 37203 (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, James M. Fischer, Jr. and wife, Charlotte Fischer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE ATTACHED LEGAL DESCRIPTION

THIS conveyance is subject to a Deed of Trust of record in Book 8306, Page 682, Register's Office for said County

SEP 12 10 50 AM '91

TAX THIS REFERENCE

46363

Unimproved (XX) Improved ( ) property, known as 6.168 acres
(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 28th day of August, 19 91

James M. Fischer, Jr.

Charlotte Fischer
by James M Fischer

012512 2101 03CHECK 292.80

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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.

the bargainor _____, with whom I am personally acquainted/and who acknowledged that he (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1991.

Commission expires 3-25-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James M. Fischer, Jr.

TO
Villages of Larchwood Joint Venture

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

On this the 28th day of August, 1991, before me personally appeared James M. Fischer, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charlotte Fischer, and who acknowledged that he executed the same as the free act and deed of the said Charlotte Fischer by virtue of that Power of Attorney duly executed by the said Charlotte Fischer and appearing of record in Book 7336 Page 840, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN, this 28th day of August, 1991.

My Commission Expires: 3-25-95

Notary Public

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LAND DESCRIPTION

TRACT ONE - Lots, roads and partial open space.

Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee; and being more particularly described as follows;

Beginning at a concrete monument situated on the easterly margin of Blackwood Drive; said concrete monument being the most northwest corner of Lot # 368 of Larchwood - Section 7 as recorded in Book 6900. Page 274. RODC.Tn; said concrete monument also being a ROW return point;

Thence, in a southwesterly direction with the westerly property line of said Lot #368 of Larchwood - Section 7 and with a curve to the left having a radius of 760.00 feet a distance of 88.54 feet (chord = S 24°-39'-45" W 88.49 feet) to a concrete monument; said concrete monument being the southwest corner of said Lot #368 of Larchwood - Section 7;

Thence, S 68°-40'-31" E 103.53 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #368 & #369 of Larchwood Section 7;

Thence, S 21°-54'-40" E - 159.75 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #370 & #371 of said Larchwood - Section 7;

Thence, S 01°-05'-14" W - 80.83 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #371 & #373 of said Larchwood - Section 7;

Thence, S 29°-06'-28" W - 128.00 feet to a concrete monument; said concrete monument being located in the rear property line of Lot #374 of said Larchwood - Section 7;

Thence, S 07°-38'-35" W - 279.98 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #377 & #378 of said Larchwood - Section 7;

Thence, S 08°-33'-34" W - 44.00 feet to a concrete monument; said concrete monument being located in the rear property line of Lot #378 of said Larchwood - Section 7;

Thence, leaving the said boundary line of Larchwood - Section 7, and along a new line, N 81°-26'-26" W - 20.00 feet to an iron rod;

Thence, S 64°-47'-24" W - 59.00 feet to an iron rod;

Thence, N 01°-57'-15" W - 62.31 feet to an iron rod;

Thence, N 85°-04'-10" W - 90.25 fee to an iron rod;

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Thence, with a curve to the left having a radius of 40.00 feet, a distance of 66.89 feet (chord = N 42°-58'-26" W - 59.36 feet) to an iron rod;

Thence, N 14°-04'-00" W - 111.78 feet to an iron rod;

Thence, N 45°-01'-04" W - 166.22 feet to an iron rod;

Thence, in a southwesterly direction with a curve to the right having a radius of 251.61 feet, a distance of 3.58 feet (chord = S 45°-23'-19" W - 3.58 feet) to an iron rod;

Thence, N 44°-12'-14" W - 83.55 feet to an iron rod;

Thence, N 30°-55'-00" E - 40.60 feet to an iron rod;

Thence, N 05°-43'-00" W - 65.00 feet to an iron rod;

Thence, N 77°-09'-59" E - 28.00 feet to a concrete monument; said concrete monument being located in the southerly property line of Lot #19 of Villages of Larchwood - Section One as recorded in Book 7900, Page 106, RODC.Tn;

Thence, along the southerly boundary line of said Villages of Larchwood - Section One, S 63°-30'-02" E - 15.00 feet to a concrete monument;

Thence, with the easterly boundary line of Villages of Larchwood Section One, N 21°-19'-59" E - 70.30 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #19 & #18;

Thence, N 39°-47'-20" E - 75.83 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #18 & #17 of said Villages of Larchwood - Section One;

Thence, N 33°-48'-57" E - 124.94 feet to a concrete monument; said concrete monument being the common rear property corner of Lots #16 & #15 of said Villages of Larchwood - Section One;

Thence, N 44°-44'-13" E - 54.57 feet to a concrete monument; said concrete monument being the most southwest corner of the open space easement limits contiguous to Lot #367 of Villages of Larchwood - Section One;

Thence, with the said open space easement limits contiguous to Lot #367, S 68°-40'-31" E - 77.00 feet to a concrete monument;

Thence, in a northeasterly direction with a curve to the right having a radius of 504.51 feet, a distance of 10.00 feet (chord =

FILE BOX 45

N 21°-53'-41" E - 10.00 feet) to a concrete monument; said concrete monument being the southeast corner of Lot #367 of Villages of Larchwood - Section One;

Thence, in a northeasterly direction and with a curve to the right having a radius of 810.00 feet, a distance of 94.37 feet (chord = N 24°-39'-45" E 94.32 feet) to a concrete monument situated on the westerly margin of the aforementioned Blackwood Drive; said concrete monument being a ROW return point in said Lot #367:

Thence, in a southeasterly direction and across the right-of-way dedication for said Blackwood Drive S 62°-00'-00" E - 50.00 feet to the Point Of Beginning.

Containing 5.47 Acres (238,135 square feet).

TRACT TWO - Remaining open space.

Beginning at a concrete monument situated in the northerly margin of Fitzpatrick Road; said concrete monument being the southwest corner of Lot #366 of Villages of Larchwood - Section One as recorded in Book 7900. Page 106. RODC.Tn;

Thence, leaving the said margin of Fitzpatrick Road and with the westerly property line of said Lot #366, (said property line also being the easterly limits of an open space easement), N 24°-56'-40" E - 104.39 feet to a concrete monument; said concrete monument being the northwest corner of said Lot #366;

Thence, leaving the said property line of Lot #366 and along the said open space easement limits, N 28°-00'-00" E - 55.00 feet to the POINT OF BEGINNING of the herein described tract;

Thence, N 28°-00'-00" E - 134.15 feet to a point;

Thence, N 36°-55'-54" W - 452.88 feet to a point;

Thence, S 35°-14'-05" W - 244.45 feet to a point; said point being located in the aforesaid open space easement limits of Villages of Larchwood - Section One;

Thence, with the said open space easement limits of Villages of Larchwood - Section One, N 66° -10'-01" W - 136.01 feet to a point;

Thence, S 73°-38'-55" E - 167.53 feet to a point;

Thence, S 25°-35'-07" E - 170.34 feet to a point;

Thence, S 20°-15'-14" W - 124.41 feet to a point;

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Thence, S 62°-00'-00" E - 38.90 feet to the POINT OF BEGINNING.

Containing 0.70 Acres (30,278 square feet).

The herein described Tract One and Tract Two are a portion of the James M. Fischer, Jr. Property as recorded in Book 6435, Page 189, RODC.Tn.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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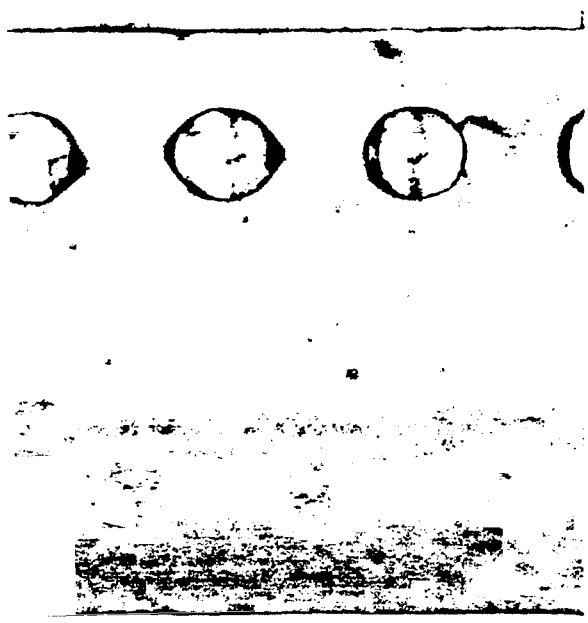
CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74016.00
CON TX 273.80
PRFEE 1.00
WDEED 18.00
TOTAL 292.80
CHECK 292.80

09/12/91 01 10:51 0001 0199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46363

IDENTIFICATION REFERENCE

SEP 12 10 50 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 458449