WARRANTY DEED

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Joaquin Garcia and wife, Barbara P. Garcia

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Parcel
7424 Harness Drive Nashville, TN 37221	S A M E	131-6-B-50 7DA 92384

This instrument prepared by:

SATURN and MAZER, Attys. 212 Third Avenue, North, Nashville, TN. 37201

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00 .

D Ravin Stanley Jr.
Affiant

Subscribed and sworn to before me, this the 14th day of October, 1991.

M. Colleen O'Kelly
Notary Public

My Commission Expires: June 17, 1995

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Burton Hills Properties, a Kentucky general partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Joaquin Garcia and wife, Barbara P. Garcia, hereinafter called "Grantee", (whether one or more persons or entities), Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 46 as shown on the Plat of Burton Hills Village of Summerwind - Tract 12, of record in Book 6250, page 811, as amended in Book 6900, page 49 , and in Book 6918, page 885, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Burton Hills Properties, a Kentucky general partnership, by Special Warranty Deed from David Lipscomb College, a Tennessee not-for-profit corporation, of record in Book 6326, page 580 said Register's Office.

The above property is conveyed subject to the exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 612 Summerwind Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of all encumbrances except those exceptions listed in Exhibit A attached hereto.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on the 14th day of OCTOBER, 1991.

BURTON HILLS PROPERTIES,
a Kentucky general partnership

BY: BURTON CAPITAL CORPORATION,
GENERAL PARTNER

BY: P. Norris Stockley, Jr.
TITLE: President

"GRANTOR"

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P. Norris Stockley, 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 the President of Burton Capital Corporation, a general partner of Burton Hills Properties, a Kentucky general partnership, the within named bargainor, and that he as such President of Burton Capital Corporation being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Burton Capital Corporation.

Witness my hand and seal, in Louisville, Kentucky, this the 14th day of October, 1991.

M. Colleen O'Reilly
NOTARY PUBLIC

My Commission Expires: June 17, 1991

Village of Summerwind

EXHIBIT A

4777 10/22 0101 03CHECK 143.20

EXCEPTIONS TO TITLE

1. 1991 Metropolitan Government taxes not yet due and payable.
2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.
3. Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.
4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.
5. Charter of Burton Hills, Village of Summerwind Association, Inc., dated February 6 , 1990, of record in Book 6778, Page 505, said Register's Office.
6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, and in Book 7076, page 691, and in Book 7146, page 188, said Register's Office.
7. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.
8. All matters as shown on the Plat of record in Book 6250, page 978, said Register's Office.
9. All matters shown on the Plat of Burton Hills Village of Summerwind - Tract 12, of record in Book 6250, page 811, said Register's Office.
10. Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Summerwind dated January 29, 1986, of record in Book 6778, page 510, and amended in Book 6917, page 736, said Register's Office.
11. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.
12. Maximum Square Footage Allocations for the Village of Summerwind - Tract 12 as shown on instrument of record in Book 6778, page 709, said Register's Office.

5.5.9.8.0

IDENTIFICATION REFERENCE

Oct 22 11 11 AM '91

FEE $ WILSON CO REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 288

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 9.00
TOTAL 143.20
CHECK 143.20

10/22/91 01 11:13 0001 4777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5.9.8 O.

IDENTIFICATION REFERENCE

OCT 22 11 11 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 469514