BOOK 8729 PAGE 381

FROM: MORTON MILL, a Tennessee joint venture

TO: RON N. SUEDEKUM

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37219-1777

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ron N. Suedekum	NationsBanc Mtg. Corp.	Map 141-12-D
137 Morton Mill Circle	P.O. Box 353	Parcel 137
Nashville, Tn. 37221	Louisville, Ky. 40201-0353	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $109,600.00.

Ron N. Suedekum
Affiant

Subscribed and sworn to before me, this the 11th day of September, 1992.

Carol R. Kinnear
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

6501 09/14 0101 03CHECK 418.52

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Morton Mill, a Tennessee joint venture, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Ron N. Suedekum, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 137 Morton Mill Circle, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 its hand this 11th day of September, 1992.

MORTON MILL, a Tennessee
Joint Venture

BY: _____
George Gianikas, Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Gianikas, with whom I am personally acquainted, and who upon oath acknowledged himself to be Joint Venturer of Morton Mill, a Tennessee joint venture, the within named bargainor, a joint venture, and that he as such Joint Venturer, being authorized so to do, 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 seal, at office in Nashville, Tennessee, this the 11th day of September, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

4 5 6 3 5.

IDENTIFICATION REFERENCE

SEP 14 3 19 PM '92

DAVIDSON COUNTY, TN

31588/CAR
BP9014-00000/ 9/11/92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 137 (and driveway serving said lot) on the Plan of Morton Mill Estates, a Planned Unit Development, of record in Book 6900, page 765, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being part of the same property conveyed to Morton Mill, a Tennessee joint venture composed of George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr. and George Dunn by deed from George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr. and George Dunn, of record in Book 7284, page 959, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1992 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Morton Mill Estates, and the By-Laws appended thereto, of record in Book 7546, page 145, as amended in Book 7936, page 704, Book 7936, page 709, and Book 8079, page 804, said Register's Office. NOTE: The mortgagee's policy only, when issued, will insure the Insured that said restrictions contain no provision that will cause a forfeiture or reversion of title and have not been violated.

3. All matters as shown on the Plan of record in Book 6900, page 406, said Register's Office.

4. All matters as shown on the Plan of record in Book 6900, page 765, said Register's Office.

5. The survey of Barge, Waggoner, Sumner & Cannon by Clement E. Greek, III, licensed surveyor, dated July 1, 1987, Job No. 9012-02 and Surveyor's Report of same date shows:

   (1) A 30 foot wide dedication contiguous to the centerline of Morton Mill Road.

   (2) Title to that portion of the premises within the bounds of Morton Mill Road.

   (3) Power poles & telephone lines serving the premises and adjacent property.

   (4) A 10 foot public utility and drainage easement along the south and northerly lines.

   (5) The fence encroaches onto the 30 foot dedication along Morton Mill Road.

   (6) A 15 inch concrete pipe in the northeast corner.

   (7) The fence in the northeast corner encroaches onto W. J. Newsom's property.

6. Rights of others in and to the common areas.

7. Charter of Morton Mill Estates Homeowners' Association, Inc., of record in Book 7414, page 335, said Register's Office.

8. Amendment to Joint Venture Agreement of record in Book 7548, page 961, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 8729 PAGE 384

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
109600.00
CON TX 405.52
PRFEE 1.00
WDEED 12.00
WDEED 12.00
ERR CO
WDEED 12.00-
TOTAL 418.52
CHECK 418.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/14/92 01 15:30:0001 6501



45635.

IDENTIFICATION REFERENCE

SEP 14 3 19 PM '92

FELIX Z. WILSON II REG. SEAL
DAVIDSON COUNTY, TN

No. 570156