FROM: M.M.E. Limited Partnership

TO: SOUTHWINDS DEVELOPMENT, INC.

THIS INSTRUMENT PREPARED BY:
STEPHEN C. BAKER, P.C.
Attorney at Law
2207 Crestmoor Road, Suite 101A
Nashville, Tennessee 37215

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Southwinds Development, Inc.	SAME	Map 142,
2496 Old Natchez Trace Rd		Part of 288
Franklin, Tn. 37064		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 1993.

Notary Public

My Comm. Expires: 1-23-94

GENERAL WARRANTY DEED

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, M.M.E. Limited Partnership, a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Southwinds Development, Inc., hereinafter called "GRANTEE", its 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. 6, 11 and 12 on the Plan of Devon Highlands, Phase I, of record in Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.
>
> Being part of the same property conveyed to M.M.E. Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from Devon Hills Partners, L.P., a Tennessee limited partnership, of record in Book 8568, page 201, Register's Office for said County.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1993 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 7900, page 428, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills, and the By-Laws appended thereto, of record in Book 7517, page 289, said Register's Office, as amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, and Book 8796, page 416, said Register's Office.

4. Stormwater Detention Agreement of record in Book 8611, page 31, said Register's Office.

This is unimproved property.

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, its successors 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, its successors 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 5th day of Feb, 1993.

M.M.E. Limited Partnership,
a Tennessee limited partnership

BY: William H Eason operating manager
William H. Eason, Jr.,
Operating Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Eason, 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 Operating Manager of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Operating Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of February, 1993.

Patricia A Martin
NOTARY PUBLIC

My Commission Expires: 1-23-94

MAIL ENV

93860

IDENTIFT REFERENCE

FEB 19 10 38 AM '93

J. A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

5302 02/19 0101 03CHECK 353.10





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

RECEIVED OF _____

FOR _____

BOOK 8869 PAGE 18

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	93000.00
			CON TX	344.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	353.10
			CHECK	353.10
02/19/93	01		10:36 0001	5302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93860

IDENTIFI REFERENCE

FEB 19 10 38 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622932