Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mertech Realty, L.P. 25 Northumberland Nashville, TN 37215	New Owner Attn: Ronald Sohr	See Exhibit C
This instrument prepared by: Boult, Cummings, Conners & Berry (WWE) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Burton Capital Corporation, a Kentucky corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to Mertech Realty, L.P., a Tennessee limited partnership, ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, and this conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all exceptions of record including the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,857,345.99.

P. Ronis E. Berkley, Jr.
Affiant

Subscribed and sworn to before me this 29 day of April, 1993.

Notary Public
My Commission Expires: 7-22-95

55106/TDH
011901-002 4/28/93

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 29th day of April, 1993.

BURTON CAPITAL CORPORATION,
a Kentucky corporation

BY: P. Norris Shockley, Jr.
P. Norris Shockley, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Davidson County, Tennessee, this the 29th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 7-22-95

65106/JDH
011901-002/ 4/28/93

EXHIBIT A BOOK 8931 PAGE 747

TRACT A:

Parcel 1: LAND in Davidson County, Tennessee, being Lot No. 86, on the plan of Burton Hills Estates, as shown on plat of record in Plat Book 6250, Page 596, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

Parcel 2: LAND in Davidson County, Tennessee, being Lot No. 88, on the plan of Burton Hills Estates, as shown on plat of record in Plat Book 6250, Page 596, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8593, page 603, Register's Office for Davidson County, Tennessee.

TRACT B:

LAND in Davidson County, Tennessee, being Lots Nos. 2, 5, 16, 21, 25, 29, and 32, on the plan of Burton Hills, Village of Abbeywood, as shown on plat of record in Plat Book 6900, Page 223, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT C:

No Tract C

TRACT D:

LAND in Davidson County, Tennessee, being UNITS Nos. 237, 238, 243, 247, 302, 323, on the plan of Burton Hills, Village of Boxmere, Phase I, according to the Master Deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831 and Book 6921, Page 226,in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT E:

LAND in Davidson County, Tennessee, being Lots Nos. 114, 115, 117, 118, 119, 120, 125, 128, 130, 134, 142, and 143, on the plan of Burton Hills, Village of Huntington, as shown on plat of record in Plat Book 6250, Page 612, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT F:

LAND in Davidson County, Tennessee, being Lots Nos. 89, 90, 95, 96, 97, 98, 99, 100, and 103, on the plan of Revised Plat Burton Hills, Village of Ravenwood, as shown on plat of record in Plat Book 6900, Page 363, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT G:

LAND in Davidson County, Tennessee, being Lots Nos. 47, 51, 57, 61, 64, 66, and 69, on the plan of Burton Hills, Village of Summerwind, as shown on plat of record in Plat Book 6250, Page 811, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Burton Capital Corporation, by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT H:

BEING Tract 11 on the Plan of the Resubdivision of Tracts 1, 2, and 11 of Burton Hills of record in Book 6250, page 978, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Burton Capital Corporation by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT I:

BEING Tracts 15, 18 and 22 on the Plan of the Resubdivision of Tracts 15 and 18 of Burton Hills of record in Book 6900, page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Burton Capital Corporation by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT J:

BEING Tracts 16 and 19 on the Plan of the Resubdivision of Tracts 16 and 19 of Burton Hills of record in Book 6900, page 55, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Burton Capital Corporation by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

TRACT K:

BEING Tract 17 on the Plan of the Resubdivision of Tracts 1, 2, and 11 of Burton Hills of record in Book 6250, page 978, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Burton Capital Corporation by Deed of Record in Book 8521, page 544, Register's Office for Davidson County, Tennessee.

EXHIBIT B BOOK 8931 PAGE 750

ALL TRACTS:

1. 1993 Taxes, a lien, which are not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7240, page 543, Book 7240, page 547, Book 7240, page 551, Book 7240, page 555, Book 7240, page 559, Book 7240, page 563, Book 7240, page 567, Book 7240, page 571, Book 7240, page 575, Book 7240, page 580, Book 7240, page 585, Book 7240, page 590, Book 7240, page 595, Book 7240, page 600, Book 7240, page 605, Book 7240, page 610, Book 7240, page 615, Book 7275, page 826, Book 7306, page 127 Book 7306, page 150, Book 7461, page 880, Book 7461, page 884, Book 7461, page 888, Book 7461, page 929, Book 7461, page 934; Book 7461, page 939, Book 7593, page 508, Book 7593, page 531, Book 7593, page 535 and Book 7593, page 570.

3. Restrictions as contained in Book 6326, Page 588.

TRACTS A, B, D, E, F AND G:

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6517, page 522, as amended by Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691 and Book 7146, page 188, and in any allied instrument(s) referred to in said restrictions.

5. Charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, as amended by Book 6921, page 217.

6. Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, as amended by Book 6921, page 214.

7. Agreement to establish open spaces of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416.

TRACT A:

8. Charter of Burton Hills Association, Inc. of record in Book 6655, page 1. (As to Parcels 1 and 2)

9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in

Book 6644, page 23, as amended in Book 6917, page 730, and in any allied instrument(s) referred to in said restrictions. (As to Parcels 1 and 2)

10. Easement(s) to Metropolitan Nashville and Davidson County, as set forth in instrument recorded in Book 4298, Page 491. (As to Parcels 1 and 2)

11. Easement(s) to Burton Hills Estate Association, Inc., as set forth in instrument recorded in Book 8622, Page 147. (As to Parcel 2)

Tract B:

12. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7146, page 193, and in any allied instrument(s) referred to in said restrictions.

13. Maximum Square Footage Allocations for the Village of Abbeywood, as recorded in Book 7147, page 423.

14. Easement(s) as set forth in instrument recorded in Book 7680, Page 972. (As to Lot 6)

15. Charter of Burton Hills Village of Abbeywood Association, Inc. of record in Book 7189, page 72.

16. Driveway Easement as set forth in instrument recorded in Book 7902, Page 76. NOTE: Easement refers to Lot 25, but the survey refers to Lot 23.

TRACT D:

17. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6666, page 749, as amended by Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and Book 6921, page 226.

18. Charter of Burton Hills Village of Boxmere, Phase I Council, Inc. of record in Book 6665, page 6, as amended by Book 6921, Page 218.

TRACT E:

19. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6644, page 1, as amended in Book 6917, page 724, and in any allied instrument(s) referred to in said restrictions.

20. Deed for open spaces of record in Book 6917, page 704.

21. Charter of Burton Hills Village of Huntington Association, Inc. of record in Book 6665, page 12, as amended in Book 6921, page 208.

22. Maximum Square Footage Allocations for the Village of Huntington of record in Book 6637, page 717.

TRACT F:

23. Charter of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, page 67.

24. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7071, page 460, as amended in Book 7146, page 183, and in any allied instrument(s) referred to in said restrictions.

25. Maximum Square Footage Allocations for the Village of Ravenwood, as recorded in Book 7147, page 421.

26. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3702, Page 250.

TRACT G:

27. Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, page 505, as amended in Book 6921, page 212.

28. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6778, page 510, as amended in Book 6917, page 736, and in any allied instrument(s) referred to in said restrictions.

29. Maximum Square Footage Allocations for the Village of Summerwind, as recorded in Book 6778, page 709 and Book 7147, page 423.

30. Deed for common areas of record in Book 6917, page 708.

TRACT H:

31. Easements(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3702, Page 250.

32. Agreement to establish open spaces of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416.

TRACTS I AND K:

33. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6470, page 366, and in any allied instrument(s) referred to in said restrictions, as to Tracts 18 and 22 of Tract "I" and All Tract "K" .

34. Charter of Burton Hills Officer Association, Inc. of record in Book 6468, page 202, as amended in Book 6921, page 222.

35. Declaration of Reciprocal Rights and Easements of record in Book 7703, page 301.

36. Easement(s) as set forth in instrument recorded in Book 7519, Page 978.

PLATS:

37. All matters on Plat recorded in Book 6250, Page 596. (TRACT A)

38. All matters shown on Plat recorded in Book 6900, Page 223, as amended by Book 7684, Page 866. (TRACT B)

39. All matters shown on Plat recorded in Book 6250, Page 612, as corrected by Book 6925, Page 696. (TRACT E)

40. All matters on Plat recorded in Book 6900, Page 363, as amended by Book 7436, Page 789 and Book 7436, Page 795. (TRACT F)

41. All matters shown on Plat recorded in Book 6250, Page 811, as amended by Book 6918, Page 885. (TRACT G)

42. All matters on Plat recorded in Book 6250, Page 978, as amended by Book 6900, Page 304. (TRACTS H, I, J, K)

43. All matters shown on Plat recorded in Book 6900, Page 607. (TRACT I)

44. All matters on Plat recorded in Book 6900, Page 55, as amended by Book 6900, Page 304. (TRACT J)

EXHIBIT C

Tax Parcel Number	Tract/Lot/Unit
131-6-A-11	Tract 11
131-6-A-15	Tract 15
131-6-A-16	Tract 16
131-6-A-17	Tract 17
131-6-A-18	Tract 18
131-6-A-19	Tract 19
131-6-A-22	Tract 22
BURTON HILLS ESTATES:	
131-6-C-34	Lot 88
131-6-C-36	Lot 86
VILLAGE OF ABBEYWOOD:	
131-6-F-2	Lot 2
131-6-F-5	Lot 5
131-6-F-16	Lot 16
131-6-F-21	Lot 21
131-6-F-25	Lot 25
131-6-F-29	Lot 29
131-6-F-32	Lot 32
VILLAGE OF BOXMERE:	
131-6-E-237	Unit 237
131-6-E-238	Unit 238
131-6-E-243	Unit 243
131-6-E-247	Unit 247
131-6-E-302	Unit 302
131-6-E-323	Unit 323
VILLAGE OF HUNTINGTON:	
131-6-C-2	Lot 114
131-6-C-3	Lot 115
131-6-C-5	Lot 117
131-6-C-6	Lot 118
131-6-C-7	Lot 119
131-6-C-8	Lot 120
131-6-C-13	Lot 125
131-6-C-16	Lot 128
131-6-C-18	Lot 130
131-6-C-22	Lot 134
131-6-C-30	Lot 142
131-6-C-31	Lot 143

VILLAGE OF RAVENWOOD:	
131-6-C-50	Lot 89
131-6-C-51	Lot 90
131-6-C-56	Lot 95
131-6-C-57	Lot 96
131-6-C-58	Lot 97
131-6-C-59	Lot 98
131-6-C-60	Lot 99
131-6-C-61	Lot 100
131-6-C-64	Lot 103
VILLAGE OF SUMMERWIND:	
131-6-B-43	Lot 69
131-6-B-51	Lot 47
131-6-B-55	Lot 51
131-6-B-61	Lot 57
131-6-B-65	Lot 61
131-6-B-68	Lot 64
131-6-B-70	Lot 66

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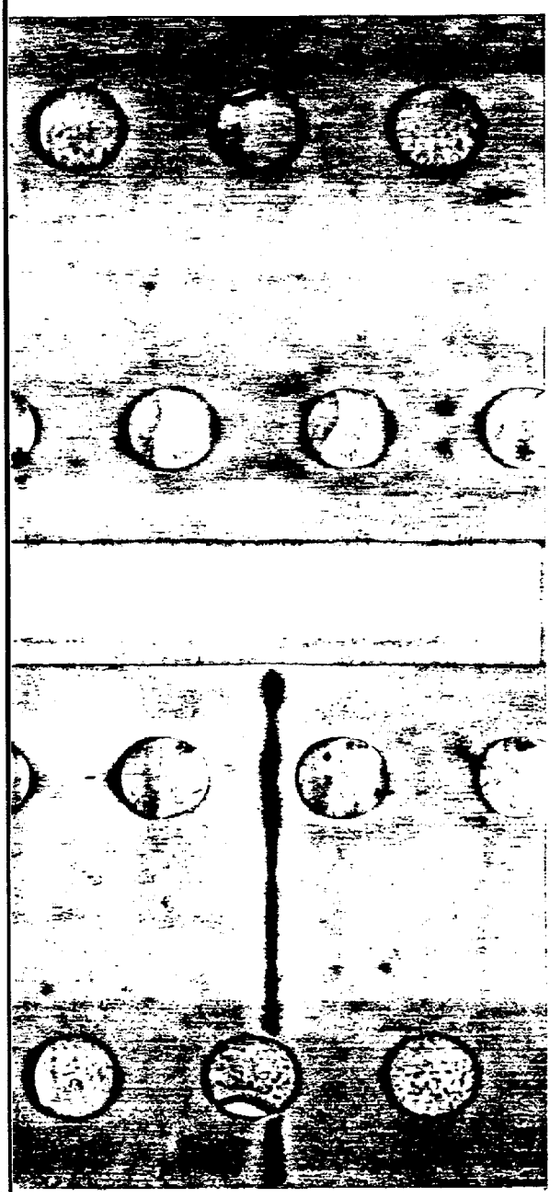
IDENTIFICATION REFERENCE

APR 30 1 12 PM '93

DAVIDSON COUNTY, TN

PICK-UP

65222/JDH
011901-002/ 4/27/93



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

RECEIVED OF _____

FOR _____

BOOK 8931 PAGE 756

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 3857345.99
				CON TX 14272.01
				PRFEE 1.00
				WDEED 44.00
				TOTAL 14317.01
				CHECK 14317.01
04/30/93	01			13:09 0001 1016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:4543

IDENTIFICATION REFERENCE

APR 30 1 12 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645700