File 12262 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

BOOK 9227 PAGE 12

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

2196 01/24 0101 03CHECK 194.00

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROY W. NOVAK	NEW OWNER	Map 131-06-C
(NAME)	(NAME)	
61 Ravenwood Hills Circle		Parcel 50.00 Co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MERTECH REALTY, L.P., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY W. NOVAK, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 No. 89 on the Revised Plan of Burton Hills, The Village of Ravenwood, Tract 20, as of record in Plat Book 6900, page 222, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mertech Realty, L.P., a Tennessee limited partnership by deed from Burton Capital Corporation, a Kentucky corporation of record in Book 8931, Page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 7071, page 460, as amended in Book 7146, page 183, Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188; (3) Easements of record in Book 3702, page 250; (4) Charter of record in Book 7189, page 67, Book 6517, page 505, amended in Book 6921, page 217; Book 6517, page 511, amended in Book 6921, page 214; Book 6665, page 1; (5) Allocation of record in Book 7147, page 421; (6) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416; (7) Restrictions of record in Book 6326, page 588; and (8) All matters appearing on the Plan of record in Plat Book 6900, page 222, said Register's Office.

94 JAN 24 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
PICK-UP

09991

unimproved (XX)
This is improved ( ) property, known as 61 Ravenwood Hills Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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 convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of January, 1994

MERTECH REALTY, L.P.
By: MERTECH DEVELOPMENT, INC.

BY:
Scott Sohr, Vice President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9227 PAGE 13

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Sohr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Mertech Development, Inc., General Partner of Mertech Realty, L.P., a Tennessee limited partnership, the maker, and is authorized by Mertech Development, Inc. to execute this instrument on behalf of Mertech Development, Inc., as general partner of Mertech Realty, L.P.

Witness my hand, at Office, this 20th day of January, 1993.

My Commission Expires:

11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

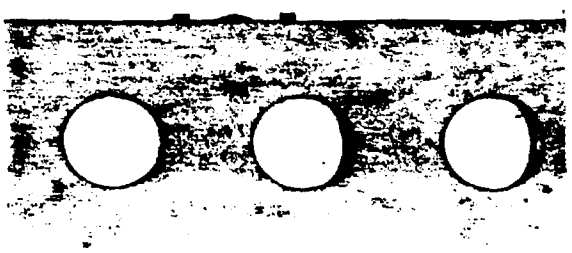
Notary Public

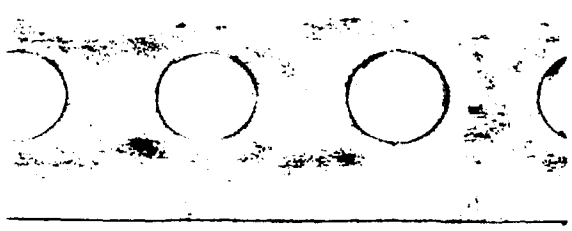
WARRANTY DEED

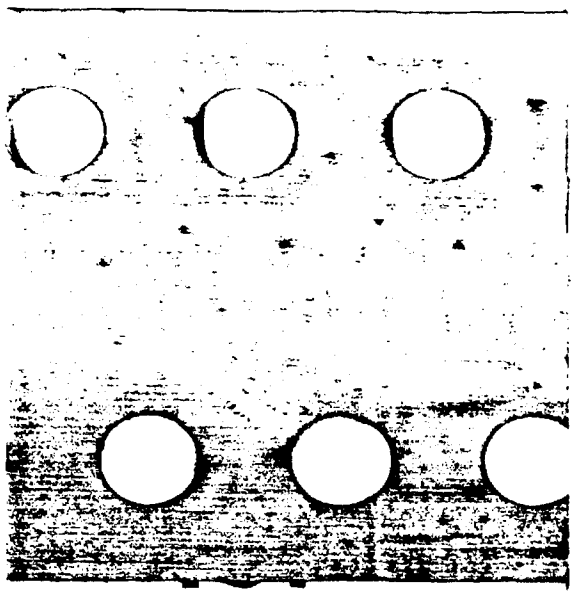
FROM MERTECH REALTY, L.P.

TO ROY NOVAK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9227 PAGE 14

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

01/24/94 01 09:58 0001 2196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09991
IDENTIF. ↑ REFERENCE

94 JAN 24 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748152