WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9230 PAGE 238

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALAN N. KOUFER	PNC MORTGAGE CORP. OF AMERICA	Map 131-6-E
(NAME)	(NAME)	
243 Boxmere Place	440 North Fairway Drive	Parcel 243
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Vernon Hills, IL 60061	FB 7DA92460
(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 ALAN N. KOUFER, 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 Unit No. 243, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6666, page 749 amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

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, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588, Book 6517, page 522 amended in Book 6778, page 536; (3) Charters of record in Book 6665, page 6 amended in Book 6921, page 218, Book 6517, page 505 amended in Book 6921, page 216, Book 6517, page 511 amended in Book 6921, page 214, and Book 6665, page 1, amended in Book 6921, page 210; (4) Master Deed and By-Laws of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226; (5) Argreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416; and (6) All matters appearing on the plan of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

3583 01/26 0101 03CHECK 367.90

This is improved (XX) property, known as 243 Boxmere Place, Nashville, Tennessee 37215 unimproved ( )

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 21st day of January, 19 94

MERTECH REALTY, L. P., a Tennessee partnership
By: Mertech Development, Inc., its general partner
BY: Scott Sohl, Vice President

STATE OF TENNESSEE
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.

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 21st day of January, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 94

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

Notary Public

11207

IDENTIF. & REFERENCE

WARRANTY DEED

94 JAN 26 AM 10:35

FROM FELIX A. MAYFIELD, III
DAVIDSON COUNTY, TH.

MERTECH REALTY, L. P.

PICK-UP

TO

ALAN N. KOUFER

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 9230 PAGE 240

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90

01/26/94 01 10:36 0001 3583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11207
IDENTIF. & REFERENCE

94 JAN 26 AM 10: 35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 749525