File 12222 File Box 38 (First Title & Escrow Co., Inc.) Deed 48

WARRANTY DEED

BOOK 9240 PAGE 70

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELITE HOMES, INC. (NAME)	NEW OWNERS (NAME)	Map 131-6-C
P.O. Box 1892 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 8 and 31
Brentwood, TN 37027 (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 ELITE HOMES, INC., a Tennessee corporation

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 Lots Nos. 120 and 143 on the Plan of Burton Hills Village of Huntington Tract 10, as of record in Plat Book 6250, page 612, 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 corporatin 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) Restrictions of record in Book 6326, page 588; (3) Covenants, Conditions, and Restrictions of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 536, Book 6644, page 1, amended in Book 6917, page 724; (4) Charter of record in Book 6665, page 12, amended in Book 6921, page 208, Book 6517, page 505, amended in Book 6921, page 210, Book 6517, page 511, amended in Book 6921, page 214; (5) Dedication of common area of record in Book 6917, page 704; (6) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and in Book 7147, page 416; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 612, said Register's Office.

94 FEB -3 AM 9:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

11472

unimproved (XX)
This is improved ( ) property, known as 814 and 914 Huntington 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 2nd day of February, 19 94

MERTECH REALTY, L.P., a Tennessee Limited Partnership
By: MERTECH DEVELOPMENT, INC., its general partner

BY: [signature]
SCOTT SOHR, VICE PRESIDENT

2203 01/01 03CHECK
368.64

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 _____

STAT
COUNTY OF WILLIAMSON

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 2nd day of February, 1994.

Notary Public

My Commission Expires:

1/27/96

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,160.00

Peggy A. Kuba, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 94

MY COMMISSION EXPIRES: 1/27/96
(AFFIX SEAL)

Notary Public

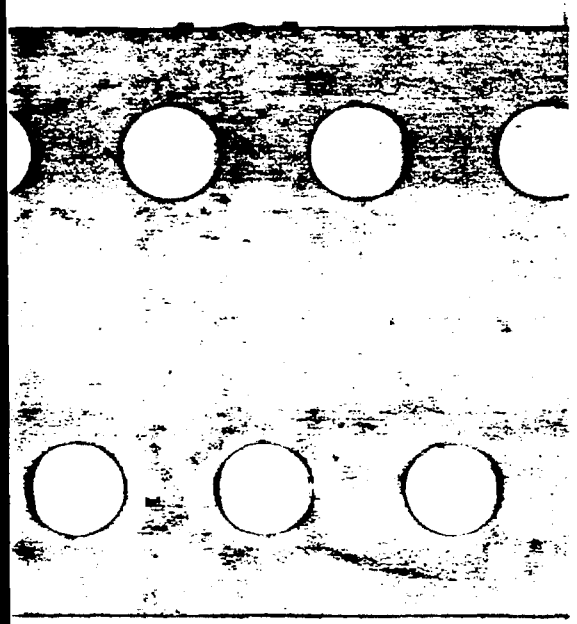
NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM MERTECH REALTY, L.P.

TO ELITE HOMES, INC.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

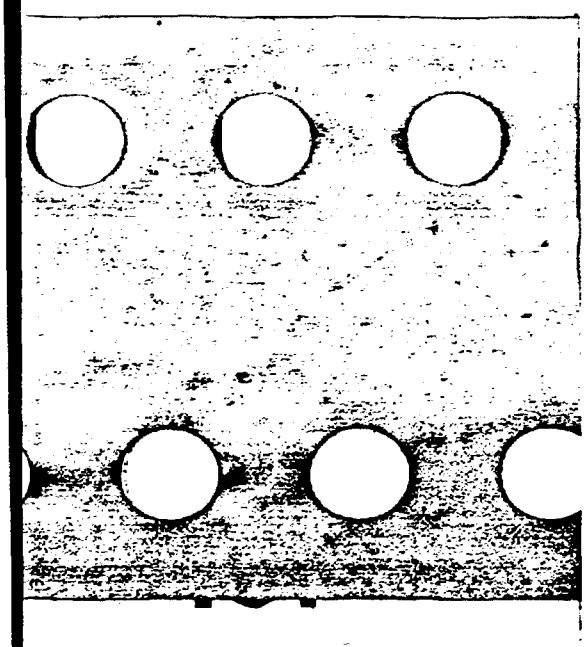
RECEIVED OF _____

FOR _____

BOOK 9240 PAGE 72

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	97160.00
CON TX	359.64
PRFEE	1.00
WDEED	8.00
TOTAL	368.64
CHECK	368.64

02/03/94 01 09:45 0001 2006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14472
IDENTIF. & REFERENCE

94 FEB -3 AM 9:45

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

No. 752989