File 12278 ~~File/Box/18~~ (First Title & Escrow Co., Inc.) G#9713-1

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Bot 14

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

BOOK 9241 PAGE 42

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SOUTHERN CLASSIC HOMES, INC. (NAME)	NEW OWNERS (NAME)	Map 131-6-B
115 SUMMIT RIDGE COURT (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 65
NASHVILLE, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA92399

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 SOUTHERN CLASSIC 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 Lot No. 61 on the Plan of Burton Hills Village of Summerwind Tract 12, as of record in Plat Book 6250, page 811, amended in Book 6918, page 885, 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) Restrictions of record in Book 6326, page 588; (3) Covenants, Conditions and Restrictions of record in Book 6778, page 510, amended in Book 6917, page 736; Book 6517, page 522, amended in Book 6778, page 532, Book 6778, page 536; (4) Dedication of common area of record in Book 6917, page 708; Book 6470, page 383; Book 6655, page 47; Book 7147, page 411, and Book 7147, page 416; (5) Charter of record in Book 6778, page 505, amended in Book 6921, page 212, Book 6517, page 505, amended in Book 6921, page 210, Book 6517, page 511, amended in Book 6921, page 214; (6) Easements of record in Book 8189, page 724; (7) Assignment of record in Book 8961, page 731; and (8) All matters appearing on the Plan of record in Plat Book 6250, page 811, amended in Book 6918, page 885, said Register's Office.

94 FEB -3 PM 2:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 14820

unimproved ( )
This is improved (XX) property, known as 715 Summerwind 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 1st day of February, 19 94

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

BY:

SCOTT SOHR, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____ BOOK 9241 PAGE 43

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 1st day of February, 1994.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Beth M. Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 94.

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

Notary Public

WARRANTY DEED

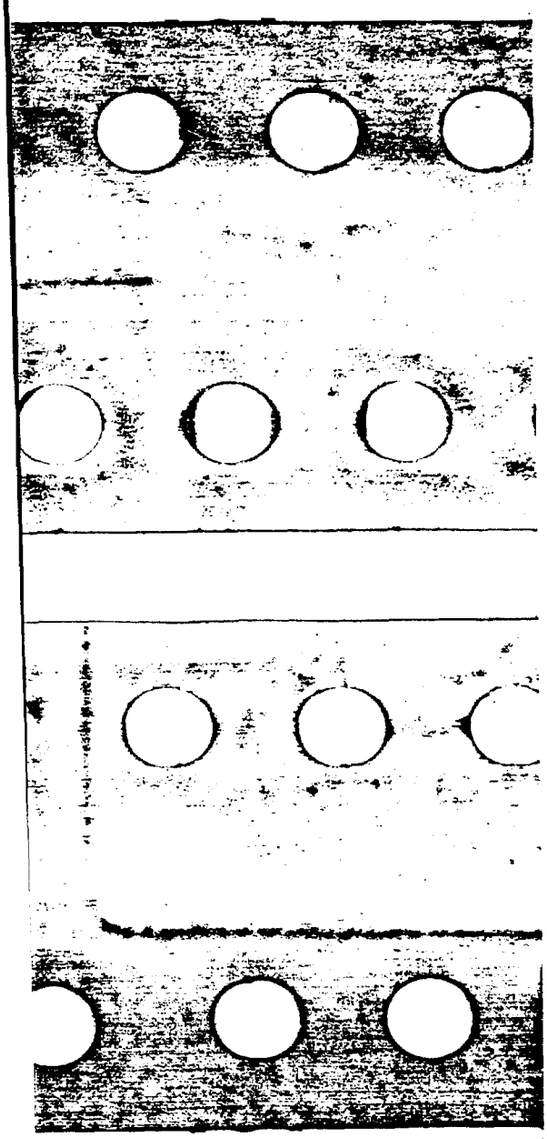
FROM MERTECH REALTY, L.P.

TO SOUTHERN CLASSIC HOMES, INC.

AFTER RECORDING,
RETURN TO:
CHERNAU, MILAM & WEISS, P.C.
5115 Maryland Way, 2nd Flr
Brentwood, TN 37027

02/03/94 01:01 03CHECK 157.00

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 9241 PAGE 44

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

02/03/94 01 1454 0001 2373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14820
IDENTIF. & REFERENCE

94 FEB -3 PM 2:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.753355