Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Raymond L. Mitchell, Jr. and Judy F. Mitchell 5324-5 Edmondson Pk Nashville, TN 37211	Same	161-01-0-A-35C0

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BVT Country Place, Ltd.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Raymond L. Mitchell, Jr. and wife, Judy F. Mitchell** (hereinafter collectively referred to as "Grantee"), their heirs, successors and assigns, a certain interest in land in Davidson County, Tennessee, generally described as 5324 Edmondson Pike, Unit #5, Nashville, Tennessee 37211, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $55,500.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 1994.

Notary Public
My Commission Expires: Sept 24, 1994

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters of record encumbering the Property in any manner.

3. The rights of others in and to the common areas.

4. All utility easements and rights related thereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns against the lawful claims of all persons.

Executed this 25th day of February, 1994.

BVT COUNTRY PLACE, LTD.
BY: BVT PROPERTIES, INC., its general partner

By: _____
Bernadette Scott, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nicki L. Orrick, a Notary Public in and for said State and County duly commissioned and qualified, **Bernadette Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of **BVT Properties, Inc.** (the "Constituent"), the sole general partner of **BVT Country Place, Inc.**, a Tennessee partnership (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 and seal, at office, on this 25th day of February, 1994.

_____
Notary Public

My Commission Expires:

Sept 24, 1994

Exhibit A

The improved real property conveyed by this Warranty Deed is described as follows:

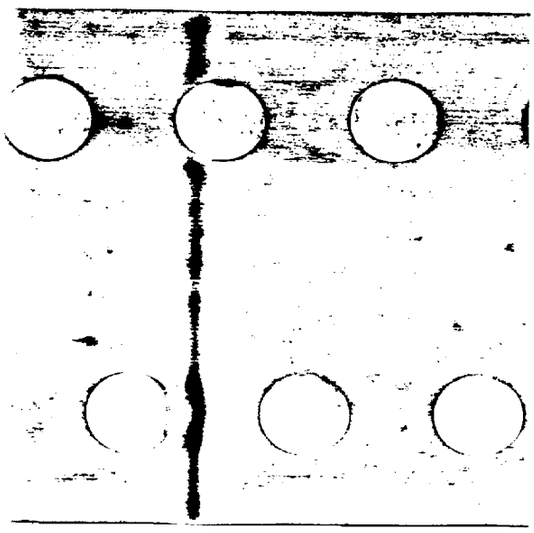
> Land in Davidson County, Tennessee, being Unit No. 5316-#5, as shown on the Plat of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowners' Association, all as described in Book 6612, page 75, et seq., said Register's Office.
>
> Being a portion of the same property conveyed to BVT Country Place, Ltd., a Tennessee limited partnership, by Deed from Richard F. Schmidt, nominee for the trustees of Novus Property Company (formerly known as First Wisconsin Mortgage Trust), a Massachusetts business trust, of record in Book 5873, page 908, Register's Office for Davidson County, Tennessee.

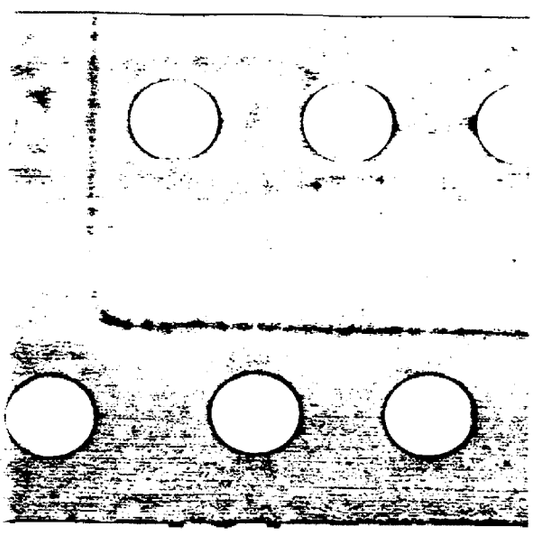
21360 IDENTIFICATION REFERENCE

SEND TO: 8:27 LAW OFFICE

danbury\mitchell\docs\warrdeed.mit

9481 02/25 0101 03CHECK 214.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 686

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
			CHK	55500.00
			CON TX	205.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	214.35
			CHECK	214.35
02/25/94	01		15:28 0001	9481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 FEB 25 PM 3:2

21360

IDENTIFICATION REFERENCE

No. 760360