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:

RE-RECORD BOOK 9284 PAGE 312

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 363 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 216; 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.

THIS INSTRUMENT IS BEING RERECORDED TO CORRECT THE PAGE NUMBER OF THE PLAT PAGE IN PARAGRAPH ONE, AND TO CORRECT THE AMENDED CHARTER FROM PAGE 217 TO 216 ON LINE 7 OF PARAGRAPH THREE.

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 _____

RE-RECORD BOOK 9284 PAGE 313

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 _____

My commission expires _____ Notary Public _____

94 MAR 21 AM 10:35

DAVIDSON COUNTY, TENN.

29736

RE-RECORD

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.

Notary Public

My Commission Expires:

11/20/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 94

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

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

MERTECH REALTY, L.P.

TO

ROY NOVAK

3910 03/21 0101 03CHECK 8.00

PLEASE RETURN TO:

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