Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
5322-3 Edmonson Pike Nashville, TN 37211	Same	161-01-A Par 039 Co 161-01-1 Par 022 Co

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 **Ralph L. Morgan, and wife, Audrey J. Morgan**, ("Grantees"), their heirs, successors and assigns, a certain interest in land in Davidson County, Tennessee, generally described as 5322 Edmondson Pike, Unit #3 and Garage #22, 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 Grantees, their heirs, successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $51,000.00.

Ralph L. Morgan
Affiant

Subscribed and sworn to before me this 26th day of April, 1994.

W. Mitchell Cox
Notary Public
My Commission Expires: 7/27/97

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.

5. Subject to all matters shown on the survey of Country Place by Ragan-Smith-Murphy & Associates, Inc. dated December 3, 1980, as revised April 7, 1982.

Grantor covenants with Grantees 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 Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Executed this 26th day of April, 1994.

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

By: James E. Himelrick, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah S. Gwaltney, a Notary Public in and for said State and County duly commissioned and qualified, **James E. Himelrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the President of **BVT Properties, Inc.** (the "Constituent"), the sole general partner of **BVT Country Place, Ltd.**, 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 26th day of April, 1994.

Deborah S. Gwaltney
Notary Public

My Commission Expires:

21 September 1996

Exhibit A

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

Land in Davidson County, Tennessee, being Unit No. 5322, No. 3 and Garage No. 22, 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 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.

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PICK-UP

94 APR 27 PM 4:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
43484

danbury\MORGAN\docs\warrdeed



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

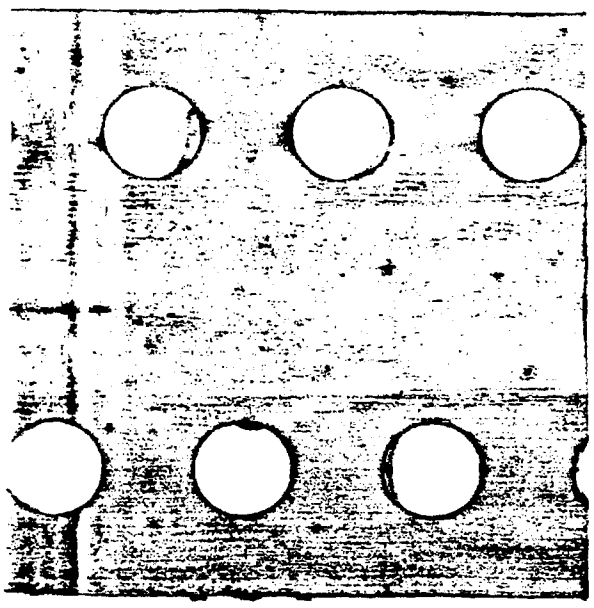
RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 982

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	51000.00
CON TX	188.70
PRFEE	1.00
WDEED	8.00
TOTAL	197.70
CHECK	197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94/27/74 01 16:07 0001 8852

43484
IDENTIF. # REFERENCE

94 APR 27 PM 4:06

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

No. 783974