FILE BOX 3

THIS INSTRUMENT PREPARED BY:
P. V. JACKSON III, Attorney
221 4th Avenue, North
5th Floor
Nashville, Tennessee 37219

BOOK 9341 PAGE 61

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #:	
B&D Venture 800 Sawyers Bend Court Franklin, TN 37064	Same	155-2-A	27 and 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1994.

NOTARY PUBLIC
My Commission Expires: 7-24-96

For and in consideration of the sum of Sixty-Eight Thousand and 00/100 ($ 68,000.00), the receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, an unmarried person, has bargained and sold and does hereby transfer and convey unto the Grantee, B&D Venture, hereinafter referred to as Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Being Lots No. 27 and 36 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk and Company dated June 8, 1987.

Being part of the same property conveyed to Jeff G. Jones by deed from Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, Page 37, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations of Covenants, Conditions and Restrictions for Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1994 taxes, which have been prorated and adjusted as of the date hereof, based upon Buyer's purchase price.

This is unimproved property known as Lots No. 27 and 36, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1994. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's successors, heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signatures this 29th day of April, 1994.

JEFF G. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff G. Jones, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

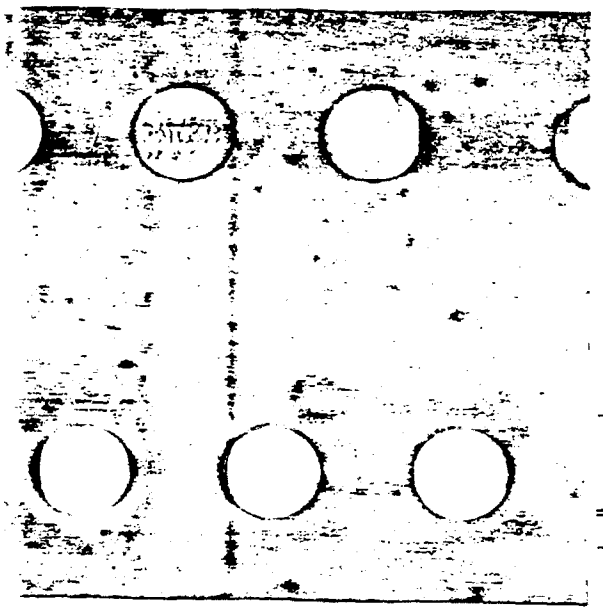
48725

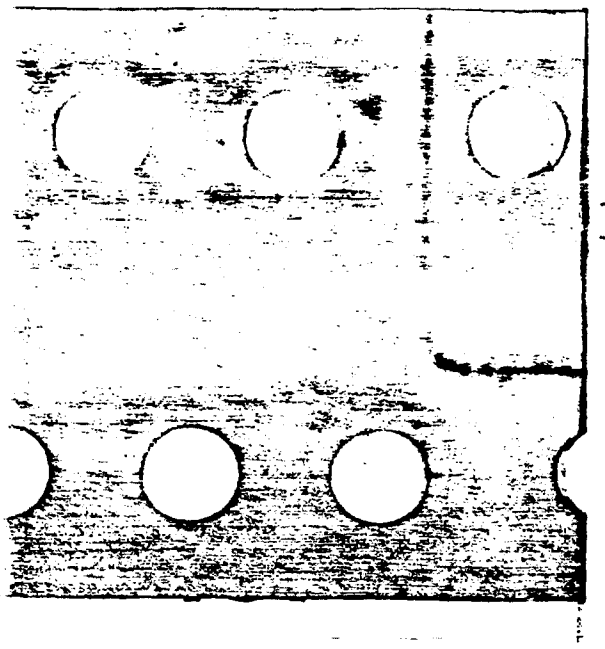
IDENTIFICATION REFERENCE

94 MAY 11 AM 9:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4610 05/11 0101 03CHECK 260.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9341 PAGE 63

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60
05/11/94 01 09:33 0001 4610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48725
IDENTIF. & REFERENCE

94 MAY 11 AM 9:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789654