41

GENERAL WARRANTY DEED

FROM:	BELL TRACE PARTNERSHIP, Grantor	This instrument was prepared by: Bradley A. MacLean Farris, Warfield & Kanaday Suite 1900 424 Church Street Nashville, Tennessee 37219
TO:	SAMMY R. JONES, Grantee	

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
Route 3, Box 270 Limestone, TN 37681	(Same)	161-100
		Field Book Numbers
		5DU-18281

STATE OF TENNESSEE)
COUNTY OF Davidson Co.)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Fifty Thousand and no/100 Dollars ($950,000.00).

Sammy Jones
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 1994.

Linda Brueckert
Notary Public

My Commission Expires: 3-22-97

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Fifty Thousand and no/100 Dollars ($950,000.00), the receipt and sufficiency of which are hereby acknowledged, BELL TRACE PARTNERSHIP, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto SAMMY R. JONES (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5814 Nolensville Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 17th day of June, 1994.

BELL TRACE PARTNERSHIP

By: _____
Ralph G. Grant, General Partner

By: _____
Don M. Lunn, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Bruckert, a Notary Public of said County and State, personally appeared Ralph G. Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Bell Trace Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this day of June, 1994.

_____
Notary Public

My Commission Expires: 3-22-97

LINDA BRUCKERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Bruckert, a Notary Public of said County and State, personally appeared Don M. Lunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Bell Trace Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 17th day of June, 1994.

Linda Bruckert
Notary Public

My Commission Expires: 3-22-97

LINDA BRUCKERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Trace, of record in Book 6900, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bell Trace Partnership, a Tennessee General Partnership by quitclaim deed of record in Book 7557, page 532, as corrected in Book 7621, page 825, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 8226, page 677, C. LeRoy Norton, Jr. quitclaimed unto Bell Trace Partnership all the interest he possessed in said property.

EXHIBIT B

Encumbrances

1. All matters as shown on the Plan of record in Book 6900, page 87, Register's Office for Davidson County, Tennessee.

2. Restrictions contained in instrument of record in Book 5497, page 230, Register's Office for Davidson County, Tennessee.

3. Joint Use Access Easement, of record in Book 7005, page 134, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7005, page 140, as amended in Book 7436, page 303, Register's Office for Davidson County, Tennessee.

5. Cross Easement Agreement, of record in Book 7517, page 174, Register's Office for Davidson County, Tennessee.

6. Reservation of right of first refusal in deed, of record in Book 6958, page 180, Register's Office for Davidson County, Tennessee.

7. Easement for Transmission Lines, of record in Book 2336, page 412, Register's Office for Davidson County, Tennessee.

8. Easements, of record in Book 1334, page 320, Register's Office for Davidson County, Tennessee.

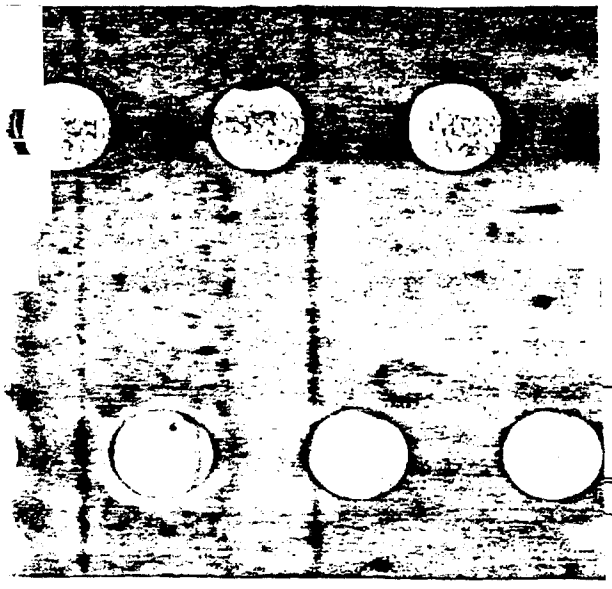
9. Storm Water Detention Agreement of record in Book 6847, page 520, Register's Office for Davidson County, Tennessee.

10. Deed of Conveyance of water lines of record in Book 7382, page 818, Register's Office for Davidson County, Tennessee.

11. Sewer Easements in Book 4345, page 178, and Book 4545, page 186, said Register's Office.

12. Cross Easement Agreement of record in Book 8107, page 917, Register's Office for Davidson County, Tennessee.

65631
IDENTIFICATION REFERENCE
94 JUN 28 PM 2:02
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.
1099 06/28 0101 03CHECK 3536.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

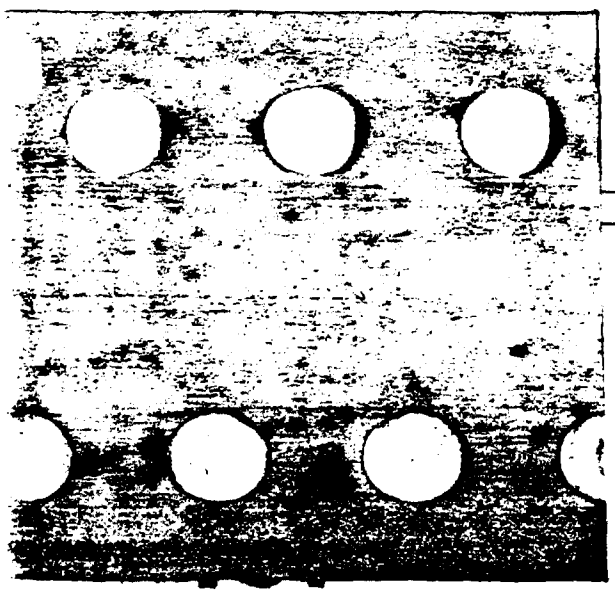
RECEIVED OF _____

FOR _____

BOOK 9390 PAGE 831

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		
				950000.00
			CON TX	3515.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	3536.00
			CHECK	3536.00
06/28/94	01		14:02 0001	1099



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65631 IDENTIF. # REFERENCE

94 JUN 28 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 807775