File 12787
File Box 38
(First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9458 PAGE 236

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. HOWARD PIPES	new owner	131-6-F
(NAME)	(NAME)	
2965 Franklin Road		32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204		7DA92680
(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, LP, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. HOWARD PIPES AND WIFE, MARY JO PIPES

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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Burton Hills Village of Abbeywood Tract 21, as of record in Plat Book 6900, page 223, amended in Book 7147, page 423, 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 Grantees; (2) Restrictions of record in Book 6326, page 588, Book 7146, page 193, Book 6517, page 522, amended Book 6778, page 536, Book 7146, page 188; (3) Easements of record in Book 3702, page 250; (4) Charter of Incorporation of record in Book 7189, page 72, Book 6517, page 505 amended in Book 6921, page 216, Book 6517, page 511 amended Book 6921, page 214, Book 6665, page 1 amended in Book 6921, page 210; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 & 416; (6) Assignments of record in Book 8967, page 727, and in Book 9193, page 523; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423, said Register's Office.

IDENTIF. & REFERENCE 80561

94 SEP -7 AM 8:42 [illegible] DAVIDSON CO., TN.

This is improved ( ) unimproved (XX) property, known as 115 Abbeywood Drive, 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 2nd day of September, 19 94

MERTECH REALTY, LP, a Tennessee limited partnership
By: Mertech Development, Inc., its general partner.

By: [signature]
Scott Sohr, V. P.

BOOK 9458 PAGE 237

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

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 he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of MERTECH REALTY, LP 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 2nd day of September, 19 94

My commission expires _____ Notary Public _____

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 futher 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 2nd day of September, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

H. Howard Pipes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 94

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

Notary Public

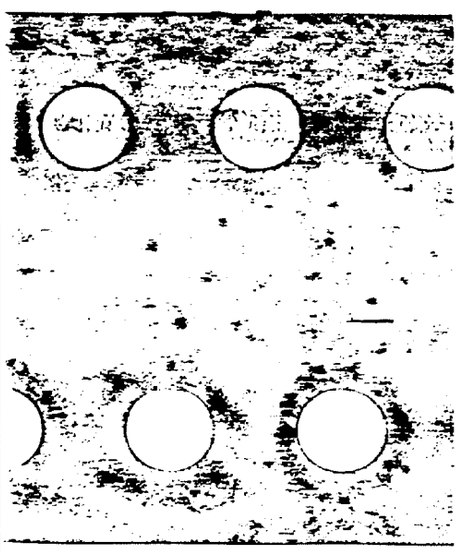
WARRANTY DEED

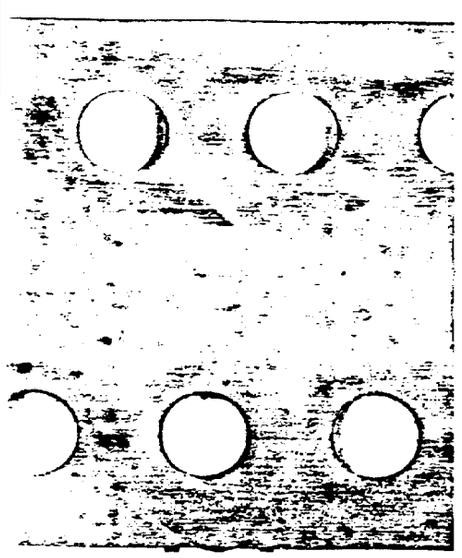
FROM
MERTECH REALTY, LP

TO
H. HOWARD PIPES AND WIFE, MARY JO PIPES

5903 09/07 0101 03CHECK 194.00

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





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 238

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
09/07/94	01			09:40 0001 5903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88561
IDENTIF. ↑ REFERENCE

94 SEP -7 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

No. 832266