File Box 38
First Title and Escrow Company, Inc.

# WARRANTY DEED

BOOK 9485 PG 78

*THIS INSTRUMENT PREPARED BY*
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027
PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

#12758

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ELITE HOMES, INC. (NAME) | NEW OWNER (NAME) | Map 131-6-C |
| P.O. Box 1892 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 51 |
| Brentwood, Tennessee 37027 (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 ELITE HOMES, INC., a Tennessee corporation

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. 90 on the Plan of (Revised) Burton Hills, The Village of Ravenwood, Tract 20, as of record in Plat Book 6900, page 363, corrected in Book 7147, page 421, 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) Restrictions of record in Book 6326, page 588, (2) Covenants, Conditions, Restrictions of record in Book 7071, page 460, as ameded in Book 7146, page 183, Book 6517, page 522, amended in Book 6778, page 536; (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) Assignment of record in Book 9193, page 523; (6) Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 363, corrected in Book 7147, page 421, said Register's Office.

97145

IDENTIF. A REFERENCE

94 OCT -5 AM 10:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5150 10/05 0101 03CHECK 163.63

unimproved (X)
This is improved ( ) property, known as Lot 90 Ravenwood, 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 30th day of September, 1994

MERTECH REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP
BY: MERTECH DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: _____
SCOTT SOHR, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____ BOOK 9485 PG 79

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 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 REALTY, INC. 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 30th day of September, 1994.

My commission expires 1-22-95 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 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 Developement, Inc., as general partner of Mertech Realty, L.P.

Witness my hand, at Office, this 30th day of September, 1994.

My Commission Expires:
1-22-95

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,790.00

George Krebs, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 94

MY COMMISSION EXPIRES 1-22-95
(AFFIX SEAL)

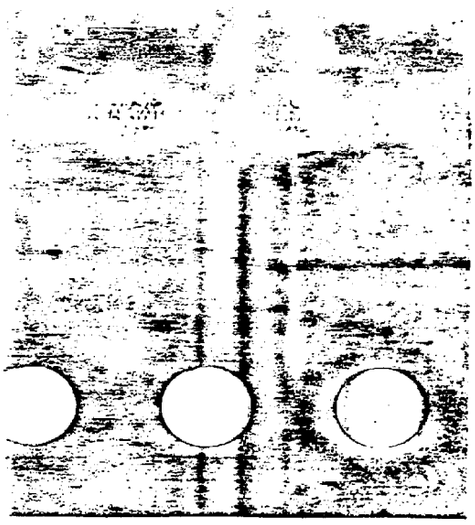
Notary Public

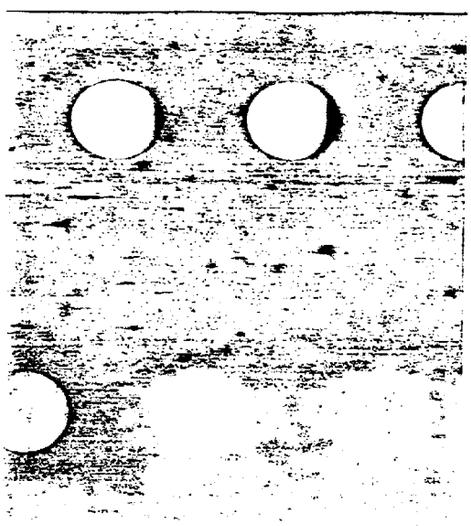
WARRANTY DEED

FROM MERTECH REALTY, INC.

TO ELITE HOMES, INC.

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 _____ BOOK 9485 PG 80

FOR _____

| | | |
|---|---|---|
| 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 | 41790.00 |
| CON TX | 154.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 163.63 |
| CHECK | 163.63 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/94 01 10:49 0001 5150

97145
IDENTIF. ↑ REFERENCE

94 OCT -5 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 841387