First Title & Escrow Co., Inc. **WARRANTY DEED**
Box #38

THIS INSTRUMENT PREPARED BY

BOOK 9510 PG 54

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

#12759

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 13
Brentwood, Tennessee 37024-1892 (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. 125 on the Plan of Burton Hills Village of Huntington, Tract 10, as of record in Plat Book 6250, page 612, 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 Tennesse limited partnership by special warranty 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 all recorded easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

05508
IDENTIF. & REFERENCE
94 NOV -2 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 804 Huntington Circle, 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 31st day of October, 1994

MERTECH REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP
By: MERTECH DEVELOPMENT, INC., ITS GENERAL PARTNER
BY: _____
SCOTT SOHR, VICE PRESIDENT

BOOK 9510 PG 55

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 _____
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, and who further acknowledged that _____ is the _____ of _____ 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 _____ 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 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 31st of October, 1994.

My Commission Expires: 1-22-95

NOTARY PUBLIC

HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,580.00

Peggy Teles, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1994.

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

Notary Public

AUDITOR'S OFFICE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

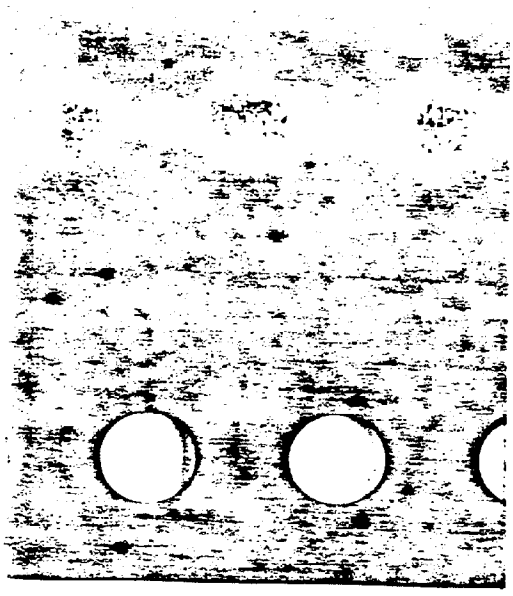
WARRANTY DEED

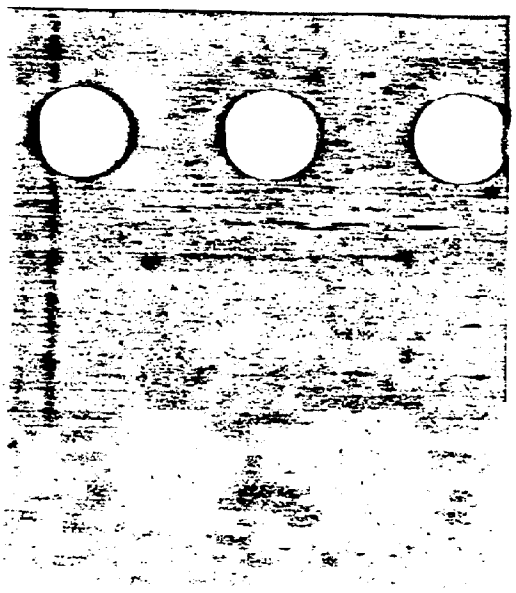
FROM MERTECH REALTY, L.P.

TO ELITE HOMES, INC.

4104 11/02 0101 03CHECK 177.42

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 9510 PG 56

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 45580.00
MOR TX 168.72
ERR CO
MOR TX 168.72-
CON TX 168.72
PRFEE 1.00
WDEED 8.00
TOTAL 177.72
CHECK 177.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 15:41 0001 4104

05508
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850395