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WARRANTY DEED

BOX #19B

#94-12-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BRADLEY E. JACOB D/B/A	"NEW OWNER"	MAP 142-16-0-C
RACHELLE (NAME) HOMES	(NAME)	
P. O. Box 210425		PARCEL 019CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-81872
(CITY) (STATE) (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, WE, M M E LIMITED PARTNERSHIP, a Tennessee Limited Partnership A/K/A M.M.E. LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADLEY E. JACOB D/B/A RACHELLE HOMES

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 19 on the Final Plat of Devon Highlands, Phase I, a Planned Unit Development, as of record in Book 7900, Page 428, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to M.M.E. Limited Partnership, a Tennessee limited partnership, by Deed from Devon Hills Partners, L.P., a Tennessee limited partnership, of record in Book 8568, Page 201, Register's Office for Davidson County, Tennessee. M.M.E. Limited Partnership and M M E Limited Partnership are one and the same.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Devon Hills, of record in Book 7517, Page 283, and as amended in Book 7517, Page 367, and in Book 8180, Page 222, in Book 8712, Page 618, in Book 8712, Page 620, and in Book 9150, Page 182, all of record in the Register's Office for Davidson County, Tennessee; By-Laws of Devon Hills Community Association, Inc., of record in Book 7517, Page 344, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

BY Certification of Resolution of the Board of Directors of Margaret Energy, Inc., dated September 11, 1992, of record in Book 8727, Page 996, Register's Office for Davidson County, Tennessee, Margaret Energy, Inc., a Texas

CONTINUED

Devon Highlands, Phase I

unimproved ( )
This is improved (X) property, known as Lot No. 19, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
2705 North Highlands Drive

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 1st day of December 19 94

M M E LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP
By: MARGARET ENERGY, INC., A TEXAS CORPORATION, as General Partner

BY:

WILLIAM H. EASON, JR., Authorized Agent

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared WILLIAM H. EASON, JR., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of the MARGARET ENERGY, INC., a Texas corporation, and who further acknowledged MARGARET ENERGY, INC., to be a general partner of the M M E LIMITED PARTNERSHIP, the within named bargainor, a Tennessee limited partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the partnership the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this 1st day of December, 1994.

Notary Public

My Commission Expires: 9/16/95

NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

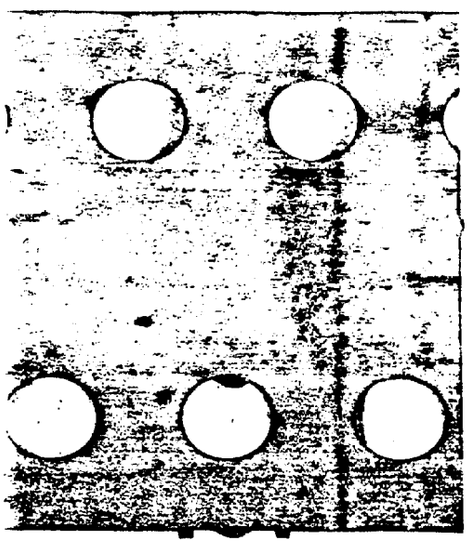
corporation, the general partner of M M E Limited Partnership, designated William H. Eason, Jr., as authorized agent to execute any and all documents on behalf of the corporation as general partner.

IDENTIFICATION REFERENCE

9481 12/02 0101 03CHECK

123.70





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

RECEIVED OF _____

FOR _____

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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 31000.00
				CON TX 114.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 123.70
				CHECK 123.70
12/02/94	01			10:28 0001 9481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13989
IDENTIFICATION REFERENCE

94 DEC -2 AM 10: 27

REGISTER
DAVIDSON CO., NASHVILLE, TN.

No. 859495