# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 9572 PG 431

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

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WALLACE BUILDERS, INC. (NAME) | Same (NAME) | 131-6-C |
| P.O. Box 150248 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 57CO |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 7DA 92631 |

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 WALLACE BUILDERS, 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. 96 on the plan of Revised Plat Burton Hills, Village of Ravenwood, as showon on plat of record in Plat Book 6900, page 363, and amended in Book 7436, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Mertech Realty, L.P., a Tennessee limited partnership, by deed from Burton Captial 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) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) All matters of record applicable to subdivision; (3) All matters appearing on the Plan of record in Plat Book 6900, page 363, amended in Book 7436, page 795, said Register's Office.

25796

IDENTIF. & REFERENCE

2502 01/17 0101 03CHECK 199.55

95 JAN 17 PM 1:35
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved (XX)
This is improved ( ) property, known as 75 Ravenwood Hills 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 16th day of January, 19 95

MERTECH REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP
By: MERTECH DEVELOPMENT, INC., ITS GENERAL PARTNER
BY: Ron Sohr, President
RON SOHR, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9572 PG 432

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, Ron 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 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 16th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 95

MY COMMISSION EXPIRES: 1/23/98
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

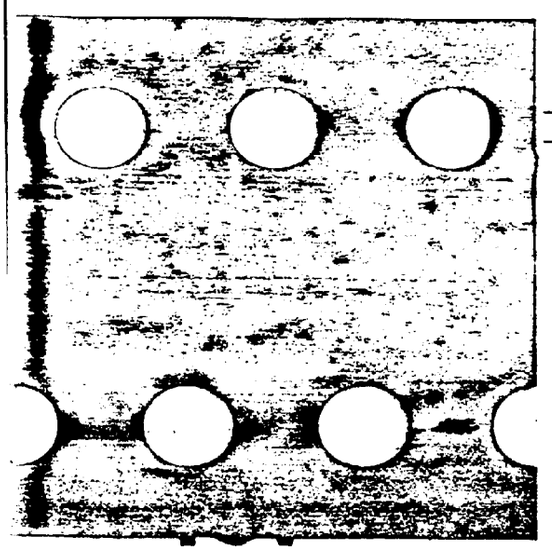
FROM MERTECH REALTY, L.P.

TO WALLACE BUILDERS, 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** _____

**FOR** _____

BOOK 9572 PG 433

| | | |
|---|---|---|
| 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 | 51500.00 |
| CON TX | 190.55 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 199.55 |
| CHECK | 199.55 |

01/17/95 01 13:35 0001 2502

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

25796
IDENTIF. & REFERENCE

95 JAN 17 PM 1:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 872334