Bk 15
WTF

BOOK 9631 PG 1

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
5306-#2 Edmonson Pike Nashville, TN 37211	Same	Map 161-01-0-A Par 66 Co

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BVT Country Place, Ltd.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Samuel J. Albin**, ("Grantee"), his heirs, successors and assigns, land in Davidson County, Tennessee, generally described as 5306 Edmondson Pike, Unit #2, Nashville, Tennessee 37211, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $35,000.00.

Samuel J. Albin
Affiant

Subscribed and sworn to before me this 29th day of March, 1995.

Notary Public
My Commission Expires: 7/27/97

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters of record encumbering the Property in any manner.

3. The rights of others in and to the common areas.

4. All utility easements and rights related thereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Executed this 29th day of March, 1995.

BVT COUNTRY PLACE, LTD.
BY: BVT PROPERTIES, INC., its general partner

By: _____
Bernadette Scott, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, W. Mitchell Cone, a Notary Public of the State and County aforesaid, personally appeared **Bernadette Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of **BVT Properties, Inc.**, the corporate general partner of **BVT Country Place, Ltd.**, the within named bargainor, a Tennessee limited partnership, and that **Bernadette Scott** as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by signing the name of the corporation by herself as Secretary.

WITNESS my hand and seal, at office, on this 29th day of March, 1995.

_____
Notary Public

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JAN. 20, 1999

46606 IDENTIF. & REFERENCE

95 MAR 29 AM DAVIDSON COUNTY

Exhibit A

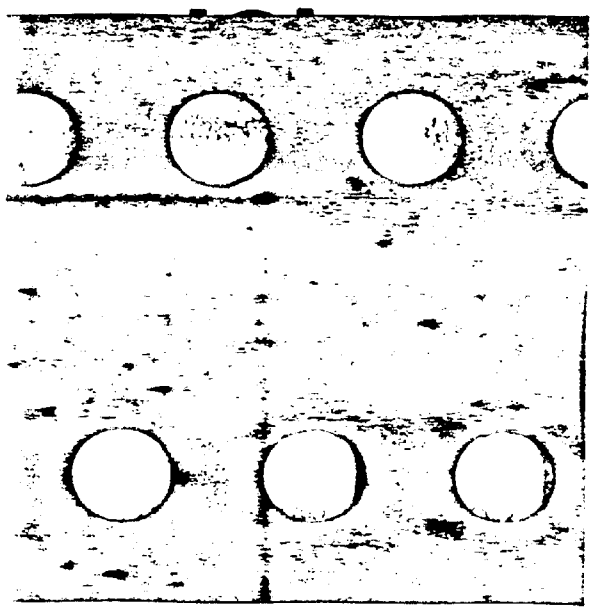
The improved real property conveyed by this Warranty Deed is described as follows:

Land in Davidson County, Tennessee, being Unit No. 5316-#2, as shown on the Plat of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowners' Association, all as described in Book 6612, page 75, et seq., said Register's Office.

Being the same property conveyed to BVT Country Place, Ltd., a Tennessee limited partnership, by Deed from Richard F. Schmidt, nominee for the trustees of Novus Property Company (formerly known as First Wisconsin Mortgage Trust), a Massachusetts business trust, of record in Book 5873, page 908, Register's Office for Davidson County, Tennessee.

5404 03/29 0101 03CHECK 13

BVT\DANBURY\ALBIN\DOCS\WARRDEED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

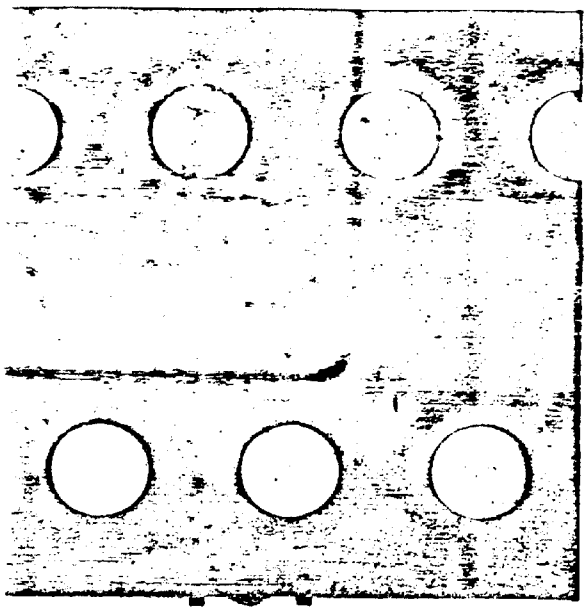
BOOK 9631 PG 3

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

03/29/95 01 15:54 0001 5404



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46606
IDENTIF. & REFERENCE

95 MAR 29 PM 3:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 894951