PREPARED BY & RETURN TO:
McDONNELL TYER
30 BURTON HILLS BLVD., SUITE 20[illegible]
NASHVILLE, TN 37215

File 13205
File Box 3B
First Title & Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9705 PG 536

FILE BOX 6[illegible]

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEAN COOPER CATE (NAME)	NEW OWNER (NAME)	Map 131-6
812 Huntington Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Group C
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parce. 34.00

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 DEAN COOPER CATE d/b/a Cooper Cate Construction Co.

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. 88 on the Plan of Burton Hills Estates, as of record in Plat Book 6250, page 596, 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 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: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, pages 532 and 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 6644, page 23, amended in Book 6917, page 730; (3) Easements of record in Book 4298, page 491, and Book 8622, page 147; (4) Charters of record in Book 6517, page 505, amended in Book 6921, page 217, Book 6517, page 511, amended in Book 6921, page 214, and Book 6655, page 1; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 596, said Register's Office.

95 JUN 19 AM 10:54
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00071256

unimproved XX)
This is improved ( ) property, known as 10 Compton Trace, 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 15th day of June, 1995

MERTECH REALTY, L.P., a Tennessee limited partnership
By: MERTECH DEVELOPMENT, INC., its general partner

BY: [signature]
Scott Sohr, Vice President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9705 PG 537

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, _____

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 _____ 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 15th day of June, 19 95

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 15th day of June, 1995.

Karen Ford Hardin
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,520.00

Peggy K. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1995.

MY COMMISSION EXPIRES: 5-24-97 (AFFIX SEAL)

Rebecca J. Ballard
Notary Public

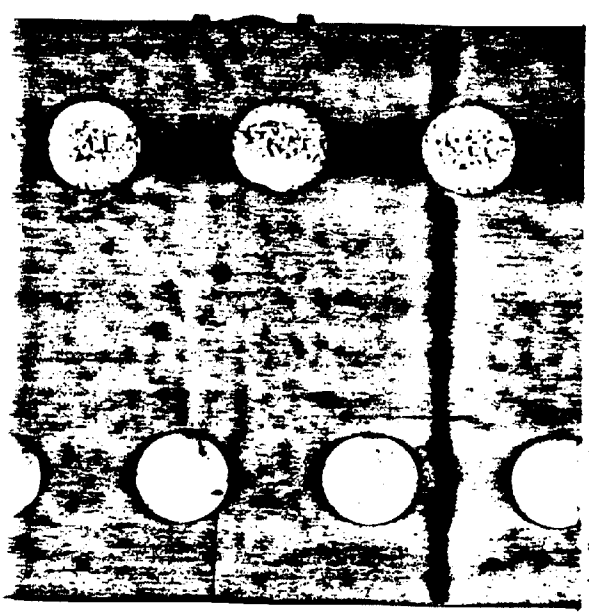
WARRANTY DEED

FROM MERTECH REALTY, L.P.

TO DEAN COOPER CATE

2538 06/19 0101 03CHECK 210.65

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

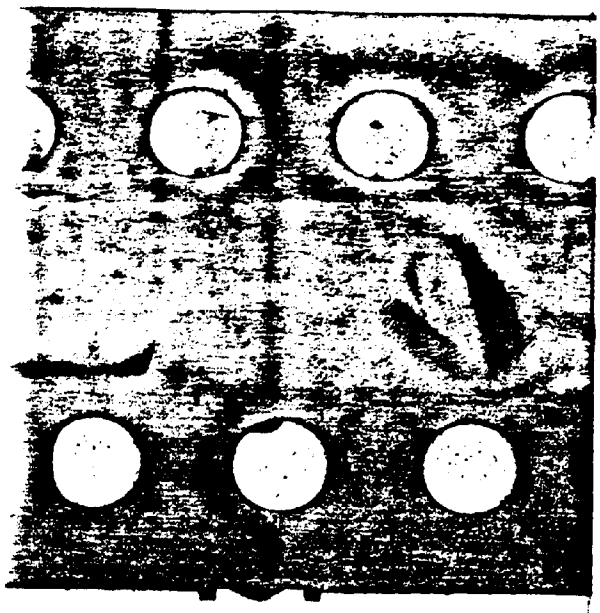
RECEIVED OF _____

FOR _____

BOOK 9705 PG 538

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 54520.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/95 01 10:56 0001 2538

00071256
IDENTIF. ↑ REFERENCE

'95 JUN 19 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921762