STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

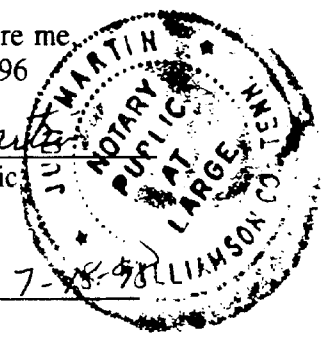
The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Affiant

Subscribed and sworn before me, this 23rd day May, 1996

Notary Public

My Commission Expires: 7-28-98



This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Bayview Venture P.O. Box 150162 Nashville, TN 37215	SAME	Part of Map 136 Parcel 7

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AVALENE E. CASS, LAURA CASS and CONNIE CASS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BAYVIEW VENTURE**, a Tennessee joint venture, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 25 of Section One Bayview not yet of record, and being the property of Avalene E., Laura, and Connie Cass as of record in Book 7830, page 221, Register's Office for Davidson County, Tennessee, and being bounded on the north by the U.S. Army, on the east and south by the north right-of-way line of Harbor Lights Drive, and on the west by Lot 24 of Section One Bayview, being the property of Bayview Venture as of record in Book 9281, page 876, and being more particularly described as follows:

Beginning at an iron rod at the intersection of the north right-of-way line of Harbor Lights Drive and the west right-of-way line of Bell Road;

Thence with Harbor Lights Drive south 43 deg. 43 min. 15 sec. west, 70.34 feet to an iron rod;

Thence south 87 deg. 56 min. 31 sec. west, 117.15 feet to an iron rod at a corner common with Lot 24;

Thence with Lot 24 and Bayview Venture north 02 deg. 15 min. 00 sec. west, 140.47 feet to an iron rod;

Thence north 07 deg. 48 min. 43 sec. east 222.72 feet to an iron rod;

Thence north 85 deg. 45 min. 14 sec. east, 41.49 feet to an iron rod at a common corner with the U.S. Army;

Thence with the U.S. Army south 17 deg. 51 min. 21 sec. east, 324.68 feet to the point of beginning, containing 41,378 square feet (0.950 acres more or less), according to the survey of Cherry Land Surveying, 700 Craighead Street, Nashville, Tennessee 37204, dated May 5, 1994.

Being part of the same property conveyed to Avalene Cass, Laura Cass and Connie Cass by deed of record in Book 7830, page 221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 Metro taxes, a lien not yet due and payable, which shall be paid by Grantors prior to the time such become delinquent.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 our hands this 17th day of May, 1996.

Avalene E. Cass
Avalene E. Cass

Laura Cass
Laura Cass

Connie Cass
Connie Cass
now Connie Cass O'Connell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVALENE E. CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of May, 1996.

Judy A Dedrick
Notary Public

My Commission Expires: 3-21-98

JUDY DEDRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 1996.

Laura C. Loyd
Notary Public

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNIE CASS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 1996.

Joan G. Harding
Notary Public

JOAN A. HARDING NOTARY PUBLIC DISTRICT OF COLUMBIA

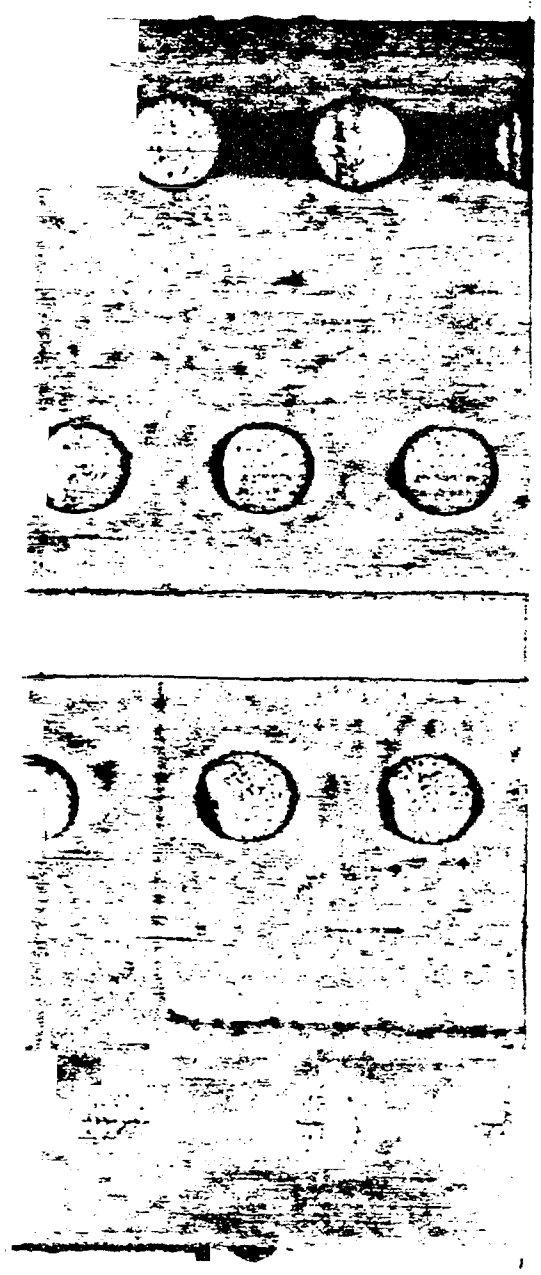
My Commission Expires: MY COMMISSION EXPIRES MARCH 14, 1999

0192282
IDENTIFICATION REFERENCE

96 JUN 13 PM 1:37
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2997 06/13 0101 03CHECK 116.

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OFFICIAL P...
FELIX Z. W ..SON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10085 PG 592

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 12.00
TOTAL 116.60
CHECK 116.60

06/13/96 01 13:43 0001 2997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192282
IDENTIF. & REFERENCE

96 JUN 13 PM 1:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1050816