File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10327 PG 226

#14379

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES H. ROBBINS (NAME)	NEW OWNER (NAME)	MAP 130-12-A
7044 Northridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 1.00 CO
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB FH25726

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 CHARLES H. ROBBINS, married

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. 1 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129 amended in Book 10016, page 474, re-recorded in Book 10115, page 781, 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 quitclaim deed from Joseph N. Barker, Trustee with full power of record in Book 9203, Page 372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6377, page 18, Book 6545, page 799, Book 7663, page 468, Book 8919, page 45 and in Book 8990, page 50; (3) Easements of record in Book 6434, page 786, Book 6548, page 98, Book 6581, pages 77 and 80, Book 7103, page 917, Book 1181, page 486, and in Book 1108, page 379; (4) Charter of record in Book 6493, page 884, Book 7545, page 405 and Book 7841, page 73; (5) Agreement of record in Book 6616, page 836; and (6) All matters appearing on the Plan of record in Book 1130, page 7, Plat Book 6250, page 128 and 129, Plat Book 10016, page 474 and in Plat Book 10115, page 781, said Register's Office.

0266342

IDENTIF. A REFERENCE

97 JAN 23 AM 10:42

DAVIDSON COUNTY, TN.

7150 01/23 0101 03CHECK 730.50

unimproved (XX)
This is improved ( ) property, known as 37 Northumberland Drive, 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 17th day of January, 19 97.

MERTECH REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP
By: Mertech Development Corporation, General Partner

BY:
SCOTT SOHR, VICE PRESIDENT

BOOK 10327 PG 227

STATE OF TENNESSEE
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.

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 the 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 17th day of January, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1997.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

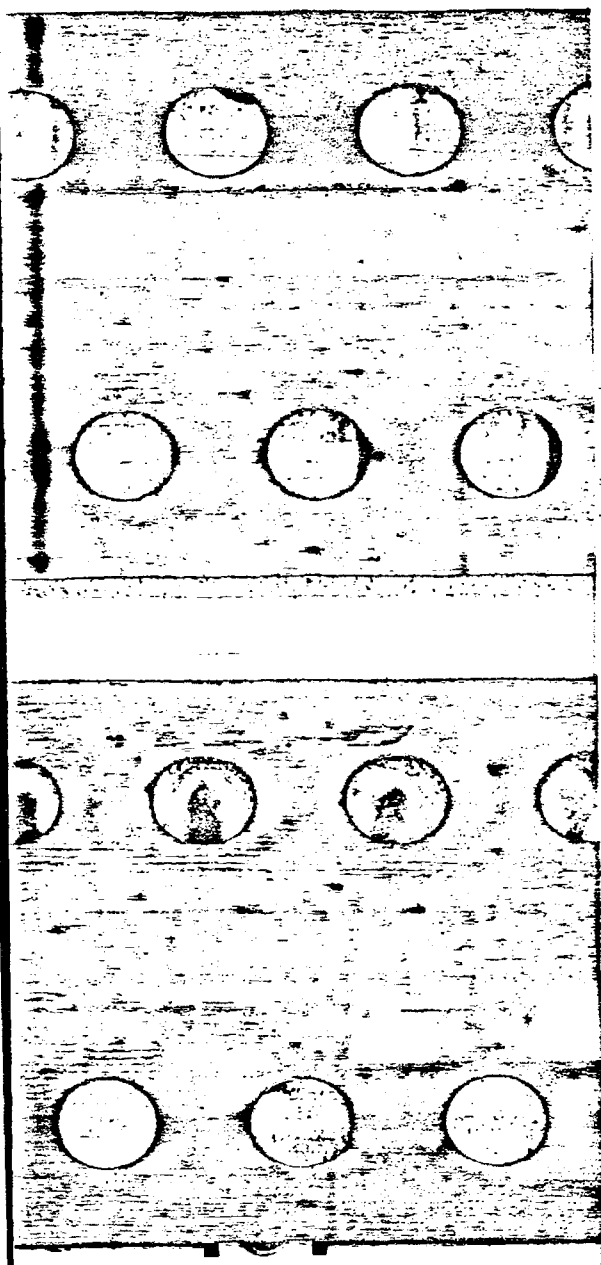
Notary Public

WARRANTY DEED

FROM
MERTECH REALTY, L.P., A, TENNESSEE LIMITED PARTNERSHIP

TO
CHARLES H. ROBBINS

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 10327 PG 228

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
195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
TOTAL 730.50
CHECK 730.50

01/23/97 01 10:45 0001 7150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266342
IDENTIF. # REFERENCE

97 JAN 23 AM 10:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1109131