BOOK 10613 PG 613 Box 21-A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bayview Venture, LLC P.O. Box 150162 Nashville, TN 37215	SAME	Map and Parcel Numbers: 136-00-003 and Part of Parcel 135-00-203

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WERNER R. MUGGLER and ELFRIEDE MUGGLER (the "Grantors") have bargained and sold, and by these presents does transfer and convey unto BAYVIEW VENTURE, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of their right, title and interest in and to that certain land located in Davidson County, State of Tennessee, as more particularly described as:

Being Lot No. 2 on the plat of Subdivision of Muggler Property of record in Book 9700, page 468, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Werner R. Muggler and Elfriede Muggler of record in Book 6727, page 655, Register's Office for Davidson County, Tennessee and a portion of the same property conveyed to Elfriede Muggler of record in Book 9555, page 474, said Register's Office.

TO HAVE AND TO HOLD the parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as shown on Exhibit "A". And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 my hand this 18th day of September, 1997.

Werner R. Muggler
WERNER R. MUGGLER

Elfriede Muggler
ELFRIEDE MUGGLER

97 SEP 18 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0349960
IDENTIF. & REFERENCE

PROVINCE
~~STATE~~ OF ONTARIO
DISTRICT
~~COUNTY~~ OF TIMISKAMING

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

WITNESS my hand and official seal at HAILEYBURY, ONTARIO, this 15 day of September, 1997.

NOTARY PUBLIC

My Commission Expires: NO EXPIRY

STATE OF Tennessee

COUNTY OF Davidson

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

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 1997.

Peggy F. Axford
NOTARY PUBLIC

My Commission Expires: 2/4/98

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $309,023.00.

Elfriede Muggler
Affiant

Subscribed and sworn before me this 18th day of September, 1997.

Peggy F. Axford
NOTARY PUBLIC

My Commission Expires: 2/4/98

\misc\bay-deed.wd

EXHIBIT "A"

BOOK 10613 PG 615

1. Taxes and/or assessments levied or assessed subsequent to the date hereof. Tax Parcel No. 135-203 and 136-3.

\misc\Bay-Ex.B

0135 09/19 0101 03CHECK 1156.39

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10613 PG 616

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
			CANT	
				309023.00
			CON TX	1143.39
			PRFEE	1.00
			MDEED	12.00
			TOTAL	1156.39
			CHECK	1156.39

09/18/97 01 13:57 0001 0135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0349960
IDENTIF. # REFERENCE

97 SEP 18 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199547