Davidson County DEEDWARR
Recvd: 06/01/05 11:56 2 pgs
Fees:13.00 Taxes:1665.00

20050601-0061631

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stanley R. McMinn and Todd C. McMinn	SAME	Map 130 Group 12A
9415 Raven Hollow Road		Parcels 32CO and 55CO
Brentwood, TN 37027		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mertech Realty, a Tennessee General Partnership** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Stanley R. McMinn, married, and Todd C. Minn, unmarried, as tenants in common,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.'s 32 and 55 on the Plan of Northumberland, as of record in Plat book 6250, pages 128 and 129 and corrected to Plat book 6386, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Mertech Realty, L.P., a Tennessee limited partnership, by Deed from Joseph N. Barker, trustee under Trust Agreement dated April 13, 1992, with full power to mortgage, transfer, convey, sell, or encumber without the joinder of any beneficiary, of record in Book 9203, page 372, Register's Office for Davidson County, Tennessee. Mertech Realty, L.P., a Tennessee limited partnership, is now known as Mertech Realty, a Tennessee General partnership, pursuant to a Certificate of Merger filed at the Tennessee Secretary of State's Office and subsequently recorded in Instrument Number 20000104-0001049, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. The Plan of record in Plat Book 6250, pages 128 and 129 and Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, shown as Owner's Certificate, certain notes, setback lines and easements.
3. Sanitary Sewer Easement in Book 6434, page 786, Book 6548, page 98, and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowners Association of record in Book 6493, page 884, Book 7545, page 405, and Book 7841, page 73, Register's Office for Davidson County, Tennessee.
5. Easement to Electric Power Board of Nashville, of record in book 2296, page 303, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance, of record in Book 6932, pages 89 and 133, Register's Office for Davidson County, Tennessee.
7. Water Line Easement of record in book 1108, page 379, Register's Office for Davidson County, Tennessee.
8. Restrictive Covenants, of record in Book 6377, page 18, Book 6545, page 799, Book 8990, page 50, Book 11298, page 935, and Instrument Number 20010629-0068967, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 12 Inveraray, Lot #55 and 28 Inveraray, Lot #32, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Stanley R. McMurry
Affiant

Subscribed and sworn to before me this ___ **day of** JUNE, 2005.

Joseph V. Ferrell
Notary Public

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of June, 2005.

MERTECH REALTY, A Tennessee General Partnership

By: R. M Shu

Title: President, Mertech Development Corp, General Partner for Mertech Realty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RONALD M. SOHR, PRESIDENT MERTECH DEVELOPMENT CORP, as GENERAL PARTNER of Mertech Realty, A Tennessee General Partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the PRESIDENT MERTECH DEVELOPMENT CORP, GENERAL PARTNER of Mertech Realty, and that HE as such GENERAL PARTNER, with proper authorization, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in such capacity as GENERAL PARTNER

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of JUNE, 2005.

Joseph V. Ferrell
Notary Public

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____