File #8 BOOK 6982 PAGE 581

Address New Owner:	Map-Parcel Numbers:
M&M Real Estate Investments, Inc. 5321 Mt. Vernon Way Dunwoody, Georgia 30338	Part of 134-14 042
Send Tax Bills To:	**Address of Mortgagee:**
SAME	The First National Bank of Atlanta Real Estate Finance Division Suite 354 Two Peachtree St Atlanta GA 30383

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, SEV Venture, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said M & M Real Estate Investments, Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,112.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 1986.

Brenda Barton
Notary Public
My Commission Expires: 4-17-88

BRENDA BARTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

09/18 1325.98- CHECK

3476

This is undeveloped property, known as the easterly portion of a Reserve Parcel of South Perimeter Park, Section 6.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of September, 1986.

SEV Venture

By: W. Gerald Ezell

By: Kyle A. Volkert

By: Richard Simms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandra H. Ragland, a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, 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 a joint venturer of SEV Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by him self as joint venturer.

WITNESS my hand and seal, this 11th day of September, 1986.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sandra H. Ragland
Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Barton, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert, 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 a joint venturer of SEV Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by him self as joint venturer.

WITNESS my hand and seal, this 11th day of September, 1986.

Brenda Barton
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Barton, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson, 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 a joint venturer of SEV Venture, the within named bargainor, a joint venture, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by him self as joint venturer.

WITNESS my hand and seal, this 11th day of September, 1986.

Brenda Barton
Notary Public

My Commission Expires: 4-17-88

EXHIBIT A

Legal Description

Tract 2 on the plan of South Perimeter Park, Section 6, a Plat of which is of record in Book 6050, page 283, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to SEV Venture by Quitclaim Deed from Richard W. Sorenson, W. Gerald Ezell and George A. Volkert to SEV Venture of record in Book 6297, page 368, Register's Office for Davidson County, Tennessee and as corrected by Quitclaim Deed Book 6982, page 574, said Register's Office.

43405

IDENTIFICATION REFERENCE

SEP 18 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

469|12.00- CAMT.
1313.48 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1325.98-
3476A09/18/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4340.5

IDENTIF. REFERENCE

SEP 18 8 45 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296254