BOOK 8545 PAGE 262

car5244/mmt:2/5/92
NBT503-1684

FROM: NATIONSBANK OF TENNESSEE

TO: M & M PARTNERS, INC.

This instrument prepared by: Box 6
DEARBORN & EWING, ATTORNEYS car
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
M & M Partners, Inc. P.O Box 158782 Nashville, TN. 37215	Same	Map 104-14-C; Parcels 2 & 10 Map 104-14-D; Parcels 14, 21, 22 & 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $277,459.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 1992.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, NationsBank of Tennessee (formerly Sovran Bank/Tennessee), a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto M & M Partners, Inc., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. 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, GRANTOR has caused this Special Warranty Deed to be executed on the 5th day of February, 1992.

ATTEST:

BY:

TITLE: AVP

NATIONSBANK OF TENNESSEE

BY:

TITLE: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and W Dale Maxfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Exec. Vice President and Asst Vice President respectively of NationsBank of Tennessee, the within named bargainor, a corporation, and that they, as such Exec. Vice President and Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Exec. Vice President and W Dale Maxfield as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of February, 1992.

Carol R. Rowan
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/27/93

TRACT I:

Land in Davidson County, Tennessee, being Units 2 and 10 on the Plan of Linmar Place Condominium as of record in Book 6892, page 724, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 6892, page 724, as amended in Book 7213, page 129, and Book 7374, page 800, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Units 14, 21, 22, and 27 on the Plan of Linmar Place III Condominium as of record in Book 7887, page 558, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7887, page 558, said Register's Office.

Tracts I and II being part of the same property conveyed to Sovran Bank/Tennessee by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8501, page 879, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

AS TO TRACT I:

1. 1992 Metropolitan Government taxes.

2. Rights of ingress and egress and permanent easement for construction and maintenance of electric power transmission lines and underground sanitary sewers of record in Book 4844, page 611, said Register's Office.

3. Master Deed and By-Laws appended thereto of Linmar Place of record in Book 6892, page 724, said Register's Office, as amended in Book 7213, page 129, and Book 7374, page 800, said Register's Office.

4. Shared Driveway Agreement by and between Stephen W. Hopkins and wife, Eileen and SCW Construction Co., Inc., of record in Book 7374, page 802, said Register's Office.

5. Rights of others in and to the common elements.

AS TO TRACT II:

1. 1992 Metropolitan Government taxes.

2. Master Deed and By-Laws for Linmar Place III, of record in Book 7887, page 558, said Register's Office.

3. All matters as shown on the plan of Sharondale, of record in Book 332, page 119, said Register's Office.

4. All matters as shown on the Plan of Lot 13 on the Revised Map of H. E. Marlin's Subdivision of Lot 18.

5. All matters as shown on the Plan of Linmar Circle Subdivision of record in Book 3500, page 137, said Register's Office.

6. Restriction contained in instrument of record in Book 3873, page 966, said Register's Office.

7. Easement for ingress and egress of record in Book 4740, page 21, said Register's Office.

8. Rights of ingress and egress and permanent easement for construction and maintenance of electric power transmission lines and underground sanitary sewers of record in Book 4844, page 611, said Register's Office.

9. Permanent drainage easement and temporary drainage easement in favor of the State of Tennessee, as set out in the final decree of record in Book 7852, page 631, said Register's Office.

10. Rights of others in and to the common elements.

9061 02/06 0101 03CHECK 1039.75

82309

INSTRUMENT REFERENCE

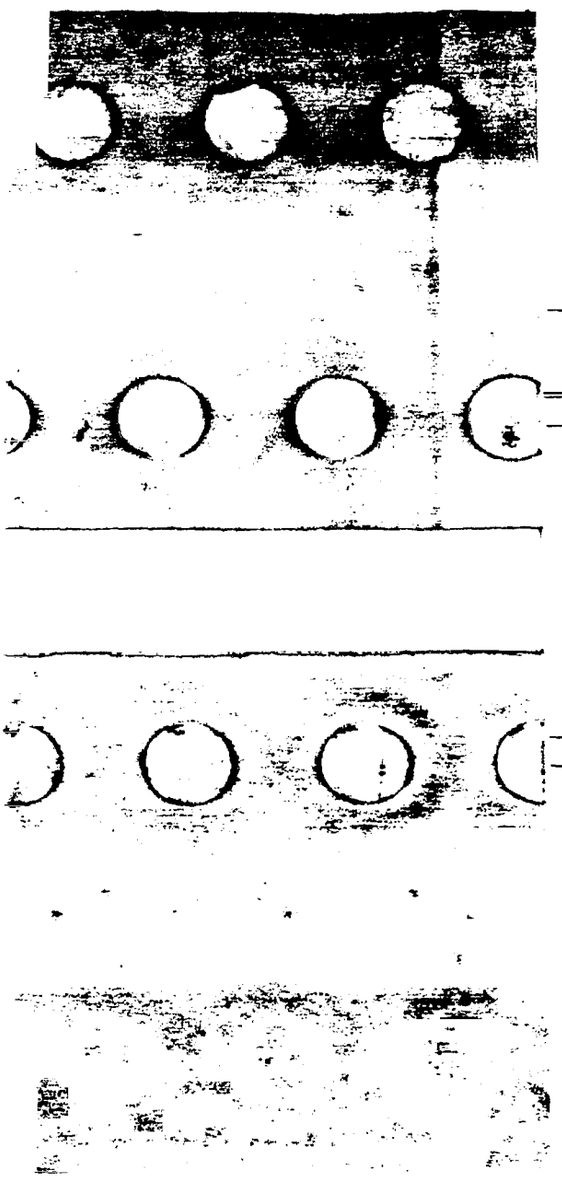
FEB [illegible] PM '82

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

CAMT 277459.00
CON TX 1026.75
PRFEE 1.00
WDEED 12.00
TOTAL 1039.75
CHECK 1039.75

02/06/92 01 15:17 0001 9061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82309

IDENTIFICATION REFERENCE

FEB 6 3 17 PM '92

DAVIDSON COUNTY, TN

No. 499665