THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9172 PAGE 776

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
M & S Properties 308 Marita Ave. Goodlettsville, TN 37072	Same as New Owner	Map 43-9 Parcel 322 Field Book 11D 55730

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HERMAN E. CARVER, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto M & S PROPERTIES, a Tennessee General Partnership composed of MAYNARD WAYNE STEVENS and NICHOLAS F. MARTIN, General Partners, hereinafter referred to as the "GRANTEE", its successors or 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 more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823 dated September 20, 1993 and known as Job No. 930558, as follows:

BEGINNING at an iron pin set on the southerly margin of Duling Avenue, said point of beginning being the northwest corner of the herein described tract and also being 165.00 feet easterly from the easterly margin of Katie Street; thence with the southerly margin of Duling Avenue (50 foot Right-of-Way) South 85 deg. 38 min. 13 sec. East 110.00 feet to an existing iron pin; thence leaving the margin of said Duling Avenue South 04 deg. 15 min. 00 sec. West 204.76 feet to an iron pin found at a fence corner; thence with the line of the Edward B. Raskin, Trustee, property, of record in Book 5290, page 251, Register's Office for Davidson County, Tennessee; thence North 85 deg. 36 min. 33 sec. West 110.00 feet to an iron pin set this survey; thence leaving Raskin's line North 04 deg. 15 min. 00 sec. East 204.71 feet to the point of beginning, containing 0.52 acres, more or less.

BEING the same property conveyed to Herman E. Carver, unmarried, by deed from Joyce Marie Burns, Executrix under the Will of Minnie D. Maggart, deceased, of record in Book 9092, page 773, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated September 20, 1993, by J. Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for said property is 330 Duling Avenue, Madison, Tennessee 37115.

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, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant

and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of November, 1993.

"GRANTOR"

Herman E Carver
HERMAN E. CARVER

"GRANTEE"

M & S PROPERTIES, a Tennessee General Partnership

BY: Maynard Wayne Stevens
MAYNARD WAYNE STEVENS, General Partner

BY: Nicholas F. Martin
NICHOLAS F. MARTIN, General Partners

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 30th day of November, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MAYNARD WAYNE STEVENS and NICHOLAS F. MARTIN, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of M & S PROPERTIES, the within named bargainor, a partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this the 30th day of November, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Maynard Wayne Stevens
Affiant

Sworn to and subscribed before me, this the 30th day of November, 1993.

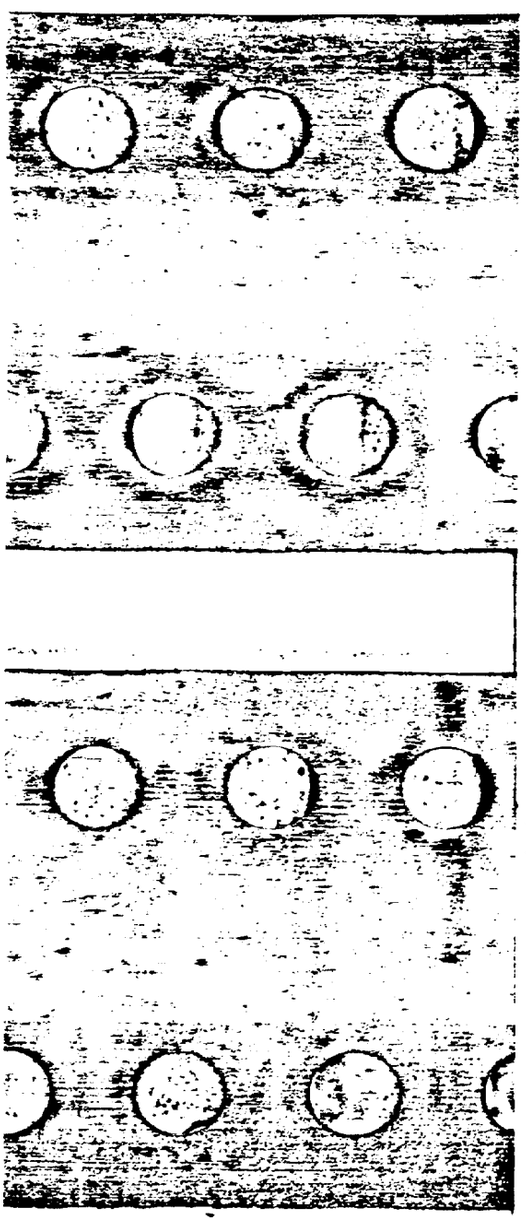
Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

92275
IDENTIF. & REFERENCE

93 DEC -2 PM 1:35
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

9905 12/02 0101 03CHECK 184.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9172 PAGE 778

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 47500.00
				CON TX 175.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 184.75
				CHECK 184.75
12/02/93	01			13:35 0001 9095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92275
IDENTIF. # REFERENCE

93 DEC -2 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 729166