BOOK 9250 PAGE 458

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
MMGB, Inc. 1026 B 18th Avenue So. Nashville, TN 37212	Same	104-4-7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Paul I. Hooper, and wife Elsie A. Hooper ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto MMGB, Inc., a Tennessee corporation ("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").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of February, 1994.

NOTARY PUBLIC

My Commission expires: 9-16-95.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

And Grantors covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantors, except real estate taxes for 1994, which have been prorated between Grantors and Grantee as of this date; matters shown on the Plan of record in Book 5200, Page 287, said Register's Office; all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Scarritt Place South Condominiums, of record in Book 5663, Page 985, re-recorded in Book 5665, Page 537, and amended in Book 5788, Page 118, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5663, Page 990, re-recorded in Book 5665, Page 542, and amended in Book 6067, Page 983, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 15 day of February, 1994.

Paul I. Hooper

PAUL I. HOOPER

Elsie A. Hooper

ELSIE A. HOOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald C. Turner of said County, Paul I. Hooper and Elsie A. Hooper, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 1994.

Ronald C. Turner

NOTARY PUBLIC

My Commission expires: 9-16-95.

S0600/02

EXHIBIT "A"

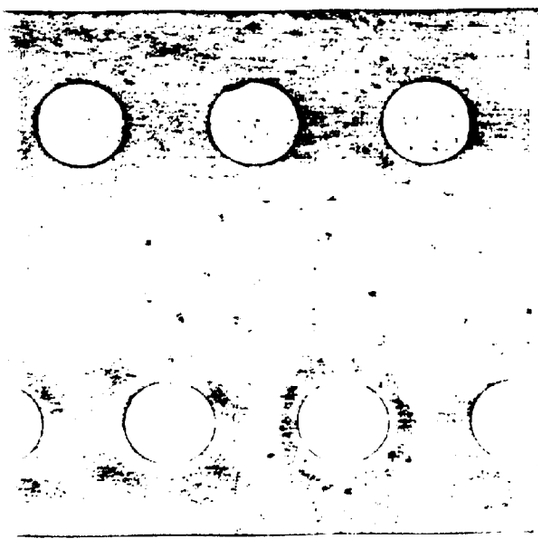
BOOK 9250 PAGE 460

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Scarritt Place South Condominiums, Revised of record in Book 5200, Page 287, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul I. Hooper and wife, Elsie A. Hooper, by deed from Yearwood, Johnson and Hooper, a partnership of record in Book 5845, Page 170, Register's Office for Davidson County, Tennessee.

S0600/EXA

18122
IDENTIFICATION REFERENCE
SAFECO TITLE
PICK-UP
5998 02/15 0101 03CHECK 901.00



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

RECEIVED OF _____

FOR _____

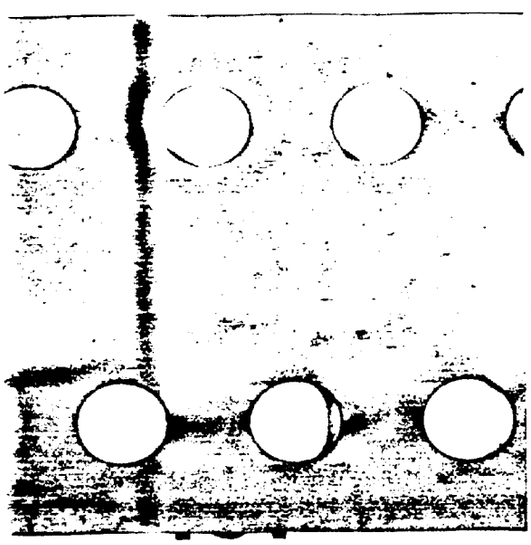
BOOK 9250 PAGE 461

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
			MAMT	240000.00
			VOID	
			MAMT	240000.00-
			CAMT	240000.00
			CON TX	888.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	901.00
			CHECK	901.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/94 01 16:15 0001 5998



18122
IDENTIF. & REFERENCE

94 FEB 15 PM 4:14

REGISTER
DAVIDSON COUNTY, TN

No. 756917