FILE BOX ~~49~~ 51-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON } 94-23593

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

1st DAY OF March, 19 94

Notary Public

MY COMMISSION EXPIRES 11/22/97

~~BK~~ 9280 PAGE 579

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION *
424 Church Street, Suite 200, Nashville, Tennessee 37219
* 104 Woodmont Blvd, Suite 201, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
M & M Partners, Inc. (NAME)	Same (NAME)	104-13-145
3701 Brighton Road (STREET ADDRESS OR ROUTE NUMBER)	1801 West End Avenue (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karin Adams Stewart, Alfred T. Adams, Jr., John Phillips Adams, Benjamin Strickler Adams, Rosalie Adams Avent, and Mary Childers Adams, all the heirs of Karin Hughes Adams, deceased.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & M Partners, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

(Please see Description, attached hereto and forming a part herein)

BEING the same property conveyed to Karin H. Adams by Deed of record Book 790, Page 488, Register's Office for Davidson County, Tennessee, and

BEING the same property conveyed to Karin Hughes Adams by deed of record in Book 3941, Page 742, Register's Office for Davidson County, Tennessee. The said Karin Hughes Adams having since died; and

BEING the same property devised to Karin Adams Stewart, Alfred T. Adams, Jr., John Phillips Adams, Benjamin Strickler Adams, Rosalie Adams Avent and Mary Childers Adams by Will of Karin Hughes Adams, of record in Will Book 188, Page 114, Probate Court for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3701 Brighton Road (House Number) (Street) Nashville, TN 37205 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our, hand(s) this 1st day of March, 19 94

Karin Adams Stewart
by: Alfred T. Adams, Jr.
Attorney in fact

Alfred T. Adams, Jr.

John Phillips Adams
by: Alfred T. Adams, Jr.
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9280 PAGE 580

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred T. Adams, Jr. and Rosalie Adams Avent

the 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 and official seal at Nashville, Tennessee, this 1st day of March, 1994.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM
Estate if Karln Hughes Adams

TO
M & M Partners, Inc.

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

Witness our hands this the 1st day of March, 1994.

Benjamin Strickler Adams
Benjamin Strickler Adams
by: Alfred T. Adams, Jr.
Alfred T. Adams, Attorney in Fact

Rosalie Adams Avent
Rosalie Adams Avent

Mary Childers Adams
Mary Childers Adams
By: Alfred T. Adams, Jr.
Alfred T. Adams, Attorney in Fact

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:
Being the easterly part of Lot No. 17 of Block "L" on the Map of the Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Brighton Avenue, 100 feet easterly from the northeast corner of a part of said lot conveyed by R.W. Grizzard to Dorothy Lindsley Douglas by Deed of record in Book 838, page 220, R.O.D.C: running thence with the southerly margin of Brighton Avenue, easterly 185.25 feet, more or less, to the westerly margin of Leonard Avenue; thence with the westerly margin of said Avenue, southerly 410 feet to the northeast corner of Lot No. 18 of said Block "L" on said plan; thence with the line between Lots Nos. 17 and 18 westerly 38.25 feet, more or less, to a point 100 feet easterly from the southeast corner of that part of said lot conveyed to Douglas by the above mentioned deed; thence northerly and parallel with Douglas' east line 375 feet, more or less, to the beginning.

TRACT 2:
Being the westerly portions of Lots 7 and 8 on the map of Block "L" on the map of Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office of Davidson County, Tennessee, more particularly as follows:

Beginning at the intersection of the south line of lot 17, said subdivision, and the center line of Leonard Avenue, unopened, thence easterly with said south line extended one foot to a post in a fence, thence northeasterly with said fence in a straight line to a post, the end of said fence, which is 19 feet more or less south of the center line of Brighton Road; thence westerly and parallel to the center line of Brighton Road 24.4 feet to the center line of Leonard Avenue, unopened, thence southerly with the center line of Leonard Avenue, unopened, to the point of beginning.

94 MAR 16 PM 12:13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

20385
IDENTIFICATION REFERENCE

2445 03/15 0101 03CHECK 1071.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 1994, before me personally appeared Alfred T. Adams, Jr., to me known to be the person who executed the foregoing instrument in behalf of Karin Adams Stewart pursuant to Power of Attorney of record in Book 9254, Page 549, Register's Office for Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of the said Karin Adams Stewart.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1994.

Notary Public

My Commission expires: 11/22/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 1994, before me personally appeared Alfred T. Adams, Jr., to me known to be the person who executed the foregoing instrument in behalf of John Phillips Adams, pursuant to Power of Attorney of record in Book 9254, Page 557, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of the said John Phillips Adams.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1994.

Notary Public

My Commission expires: 11/22/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 1994, before me personally appeared Alfred T. Adams, Jr., to me known to be the person who executed the foregoing instrument in behalf of Benjamin Strickler Adams, pursuant to Power of Attorney of record in Book 9254, Page 555, Register's Office for Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of the said Benjamin Strickler Adams.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1994.

Notary Public

My Commission expires: 11/22/97

STATE OF TENNESSEE

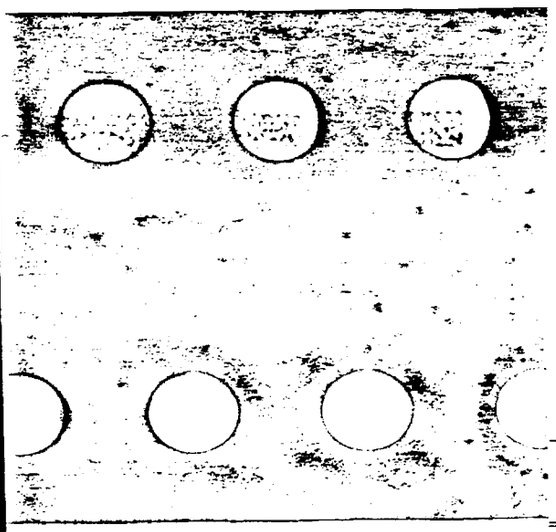
COUNTY OF DAVIDSON

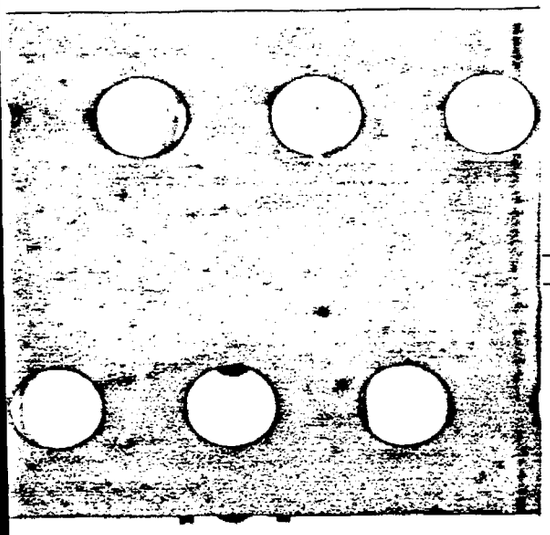
On this 1st day of March, 1994, before me personally appeared Alfred T. Adams, Jr., to me known to be the person who executed the foregoing instrument in behalf of Mary Childers Adams, pursuant to Power of Attorney of record in Book 9254, Page 551, Register's Office for Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of the said Mary Childers Adams.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1994.

Notary Public

My Commission expires: 11/22/97





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

RECEIVED OF _____

FOR _____

BOOK 9280 PAGE 583

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	
				285000.00
			CON TX	1054.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1071.50
			CHECK	1071.50
03/16/94	01		12:13 0001	2446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28385
IDENTIFICATION REFERENCE

94 MAR 16 PM 12: 14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 767812