WARRANTY DEED

BOOK 9280 PAGE 597

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 19 94

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 325 Bridge Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M Partners, Inc. (NAME)	SAME (NAME)	104-2 87 1.00CO &
P. O. Box 158782 (ADDRESS)	(ADDRESS)	2.00CO; FIELD BK.
Nashville, TN 37215-8782 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	21W-13385&13386

FOR AND 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, Stephen C. Wallace and wife, Betty Jean Wallace (Tract One) Stephen C. Wallace and wife, Betty Jean Wallace and Clay L. Livingston (Tract Two) 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:

The following described tracts or parcels of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT ONE:
Certain condominium apartments in Davidson County, Tennessee, being Unit 1 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office to which plan reference is hereby made for a more complete legal description, and as shown on exhibit in Master Deed of record in Book 7136, page 204 and as amended in Book 7213, page 126, said Register's Office.

Being the same property conveyed to Stephen C. Wallace and wife, Betty Jean Wallace by deed from SCW Construction Company, Inc. of record in Book 7503, page 268, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Certain condominium apartments in Davidson County, Tennessee, being Unit 2 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office to which plan reference is hereby made for a more complete legal description, and as shown on exhibit in Master Deed of record in Book 7136, page 204 and as amended in Book 7213, page 126, said Register's Office.

Being the same property conveyed to Stephen C. Wallace and wife, Betty Jean Wallace and Clay L. Livingston by deed from Stephen C. Wallace and wife, Betty Jean Wallace of record in Book 7954, page 269, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3137 Parthanon Avenue, #1 & 2, Nashville, Tennessee 37203
(House Number) (Street) (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. 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.

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

Stephen C. Wallace

Clay L. Livingston

Betty Jean Wallace

Teresa R. Livingston

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Wallace and wife, Betty Jean Wallace and Clay L. Livingston and wife, Teresa R. Livingston

the bargainor s, 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 Franklin, Tennessee, this 1st day of March 19 94.

Commission expires 1-26-98

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

Notary Public

CONTINUATION

I, Teresa R. Livingston, wife of Clay L. Livingston, do hereby join in the provisions of this instrument for the purpose of transferring unto the said M & M Partners, Inc., any and all right, title and interst that I might have in Tract Two by reason of my marital status, or otherwise.

ENCUMBERED AS FOLLOWS:

Davidson County taxes for the year 1994 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-2 1.00CO & 2.00CO; Field Book No. 21W-13385 and 21W-13386.

Master Deed and all matters appearing on Exhibit "A" of record in Book 7136, page 204 and amended in Book 7213, page 126, Register's Office for Davidson County, Tennessee.

20307

IDENTIFICATION

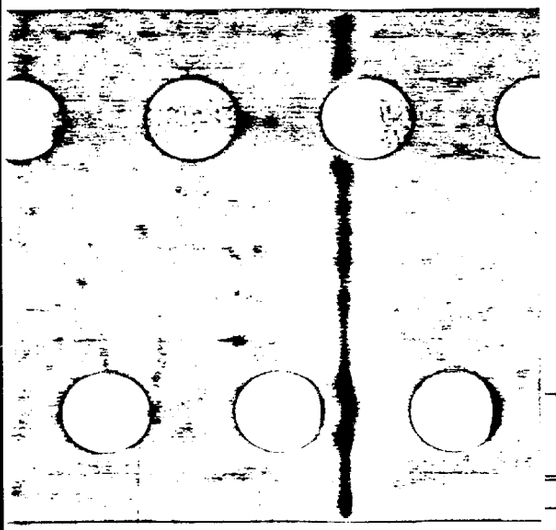
94 MAR 16 PM 12:15

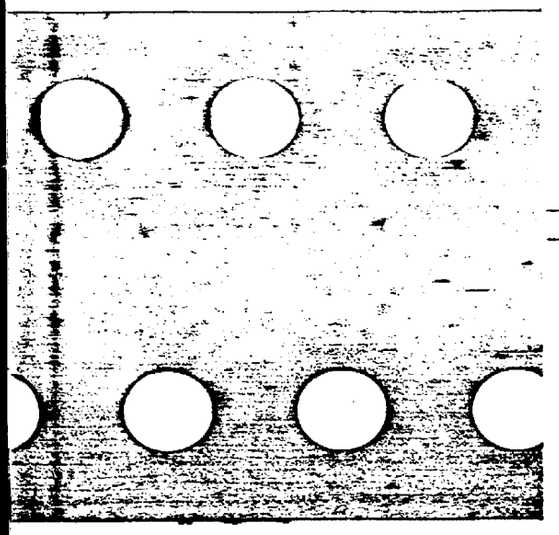
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2448 03/16 0101 03CHECK

471.50

CLL
TRL
BJW
WJM





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

RECEIVED OF _____

FOR _____

BOOK 9280 PAGE 599

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 125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 471.50
				CHECK 471.50
03/16/94	01			12:15 0001 2448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28387
IDENTIFICATION REFERENCE

94 MAR 16 PM 12:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 767814