First Title & Escrow Co., Inc.
Box #38

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

WARRANTY DEED

#12904

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Donald W. Fels Eileen T. Fels 3701 Brighton Road Nashville, Tennessee 37205	SUNBELT NATIONAL MORTGAGE CORPORATION 2974 LBJ Freeway, Ste. 200 Dallas, TX 75234	104-13 145

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, M & M Partners, Inc./ a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Donald W. Fels and wife, Eileen T. Fels ("Grantees"), Grantees' heirs, 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 Grantees, Grantees' heirs, successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $360,000.00.

Donald W. Fels
AFFIANT

Subscribed and sworn to before me this the 28th day of November, 1994.

NOTARY PUBLIC

My Commission expires: 11/20/96.

12913
IDENTIFICATION REFERENCE

This is improved property located at 3701 Brighton Road, Nashville, Tennessee 37205.

And Grantor covenants with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1994, which have been prorated between Grantor and Grantees as of this date, easement reserved by Metropolitan Government of Nashville and Davidson County in Substitute Bill Number 63-102, easements of record in Book 4076, Page 310, Book 4076, Page 314 and Book 4109, Page 921, said Register's Office, restrictions set forth in Book 790, Page 488, said Register's Office and matters shown on the Plan of record in Book 7900, Page 700* said Register's Office. * and in Book 332, page 141.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 28th day of November, 1994.

M & M PARTNERS, INC.

By: Ward Mallory

Title: Sec.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County aforesaid, personally appeared Ward Mallory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he to be secretary of M & M Partners, Inc., the within named bargainor, a corporation, and that he as such secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of November, 1994.

Beth M. Buck
NOTARY PUBLIC

My Commission expires: 6/10/97.

S0616/01

EXHIBIT "A"

Land located in Davidson County, Tennessee being Lot No. 2 on the Resubdivision of Part of Lot 17, Block "L" of the Whitland Realty Co. Subdivision of record in Book 7900, Page 700, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to M & M Partners, Inc. by Deed of record in Book 9280, Page 579, said Register's Office.

S0616/02

3353 11/30 0101 03CHECK 1345.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

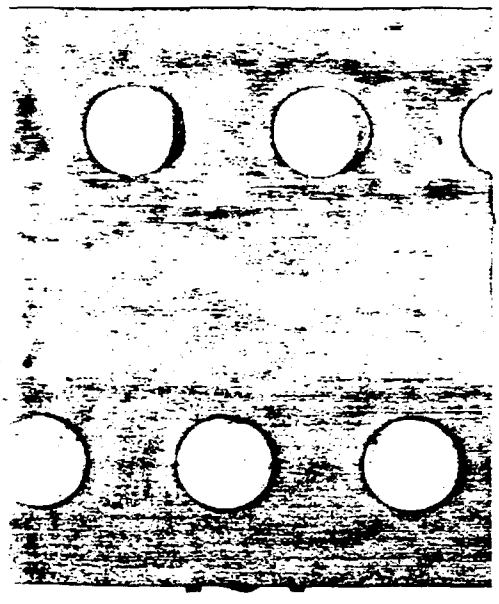
BOOK 9532 PG 646

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
360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 12.00
TOTAL 1345.00
CHECK 1345.00

11/30/94 01 11:15 0001 8353



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12913

IDENTIF. & REFERENCE

30 NOV 30 AM 11:

DAVIDSON

No. 858383