0066296

IDENTIF. # REFERENCE

51-6

This Instrument Was Prepared By:

Jack F. Stringham II, Attorney at Law,
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center,
511 Union Street,
Nashville, Tennessee 37219

95 JUN -2 PM 1:27

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

BOOK 9689 PG 323

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
M & M Partners, Inc. 1801 West End Avenue 18th Floor Nashville, Tennessee 37203	Same	116-11-49 BM 01615

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Henry S. Forte and wife, Imogene Forte** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **M & M Partners, Inc.** (the "Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of the Re-subdivision of Lots Nos. 21, 22, 23, 25, 26 and south 100 feet of Lot No. 27 in Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 2330, page 48, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard, at the corner of Lots Nos. 2 and 3; thence with said Boulevard, southwardly 132.5 feet to the northerly margin of a 50-foot unnamed street; thence with said street, north 86° 35' west 219.75 feet and south 62° 48' west 219.9 feet to the easterly margin of Red Wing Avenue; thence with said Avenue, north 26° 58' west 128 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, north 62° 30' east 242 feet and south 87° 30' east 265.4 feet to the beginning, containing 1.37 acres, more or less.

Being the same property conveyed to Henry S. Forte and wife, Imogene Forte, by deed from Marguerite Woolwine Smith, of record in Book 4414, page 535, Register's Office for Dacvidson County.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as 311 Lynwood Blvd., Nashville, Tennessee 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee 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, except for taxes for the year 1995; 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 Grantee, its successors 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 hands, this 1st day of June, 1995.

Henry S. Forte

Imogene Forte

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Henry S. Forte and Imogene Forte**, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by them for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 1st day of June, 1995.

Donna A. Weldon
Notary Public

DONNA A. WELDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires July 23, 1998

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $550,000.00.

Frank Montagna
Affiant

Subscribed and sworn to before me,
this the 1st day of June, 1995.

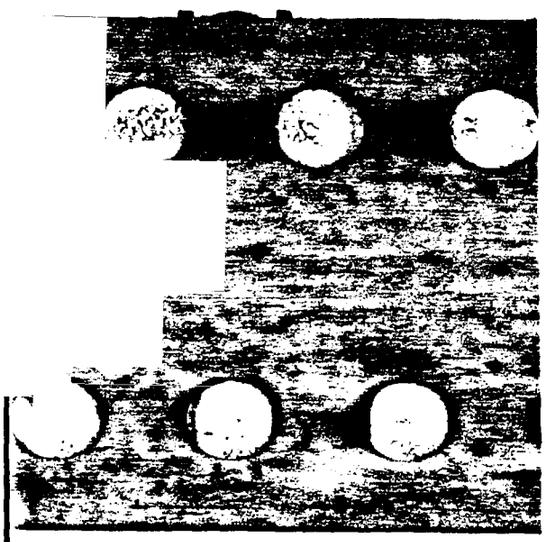
Notary Public

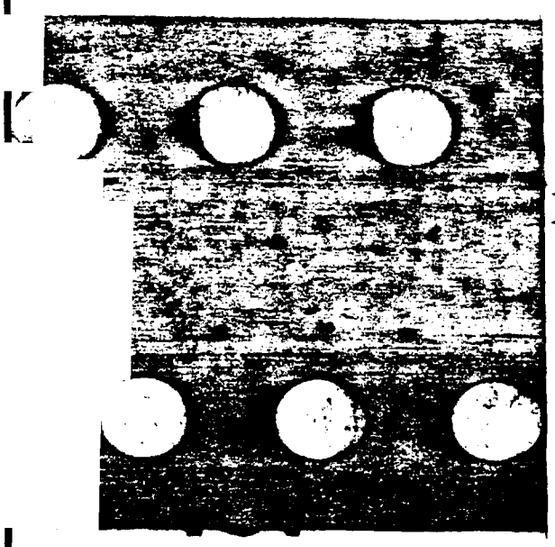
My Commission Expires:

My Commission Expires JAN. 24, 1998

NOTARY PUBLIC AT LARGE

7067 06/02 0101 03CHECK 2044.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9689 PG 325

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 550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 8.00
TOTAL 2044.00
CHECK 2044.00

06/02/95 01 13:27 0001 7067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066296
IDENTIF. # REFERENCE

95 JUN -2 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916370