THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

P.B. 10036 PG. 53

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Patty A. Zahler and Jonathan Ewald 2709 Linmar Avenue, #10 Nashville, Tennessee 37215	PNC MORTGAGE CORP. 440 NORTH FAIRWAY DRIVE VERNON HILLS, IL 60061	104-14-C 010.00

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. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Patty A. Zahler and Jonathan Ewald, as joint tenants with right of survivorship ("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 $82,900.00.

Nina Manz
AFFIANT

Subscribed and sworn to before me this the 30th day of April, 1996.

NOTARY PUBLIC

My Commission expires: 5-16-99

This is improved property located at 2709 Linmar Avenue, #10, Nashville, Tennessee 37215.

And Grantor covenants with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1996, which have been prorated between Grantor and Grantees as of this date and other matters of public record.

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 30 day of April, 1996.

M & M PARTNERS, INC.

By: Ward J Mallory

Title: EXEC. VICE PRES.

96 MAY -2 AM 10: 1
FELIX DAVIDSON COUNTY, TN
REGISTER
0177498
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of April, 1996.

NOTARY PUBLIC

My Commission expires: 5-16-99.

M0612/01

JUDY A. [illegible] NOTARY PUBLIC AT LARGE OF TENN.

EXHIBIT "A" BK/10036PG 55

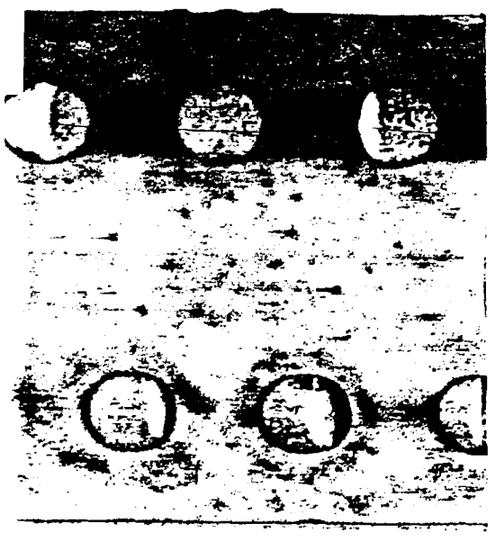
Land in Davidson County, Tennessee, being Unit 10 on the Plan of Linmar Place Condominium as of record in Book 6892, Page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 6892, Page 724, as amended in Book 7213, Page 129, and Book 7374, Page 800, said Register's Office.

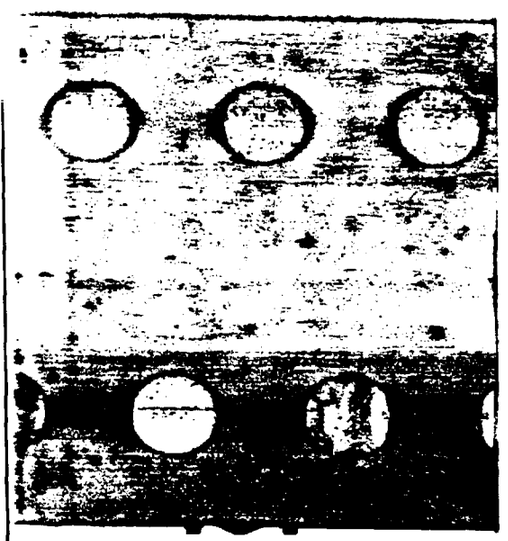
Being part of the same property conveyed to M & M Partners, Inc., a Tennessee corporation, by Special Warranty Deed from NationsBank of Tennessee (formerly Sovran Bank/Tennessee), a Tennessee banking corporation, of record in Book 8545, Page 262, said Register's Office.

PA2
SAE

M0612/03

[illegible] 95/02 2:04 PM CHECK 319.73





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

RECEIVED OF _____

FOR _____

BOOK 10036 PG 56

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 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 12.00
TOTAL 319.73
CHECK 319.73

05/02/96 01 10:22 0001 6963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177498
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034997