file box 52

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874
Return to: Lehman land Title, Inc.
5211 Maryland Way, Suite 1060, Brentwood, TN

WARRANTY DEED

BK/ 10005 PG 625

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Mark W. Kovach 2727 Linmar Avenue, #27 Nashville, Tennessee 37215	SunTrust Mortgage P.O. Box 105277 Atlanta, GA 30348-5277	104-14D 27

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 Mark W. Kovach, unmarried ("Grantee"), Grantee's 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 Grantee, Grantee's 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 $81,500.00.

Daphne J. Powers
AFFIANT

Subscribed and sworn to before me this the 21st day of June, 1996.

NOTARY PUBLIC

My Commission expires: 12-6-99

This is improved property located at 2727 Linmar Avenue, #27, Nashville, Tennessee 37215.

And Grantor covenants with Grantee 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 Grantee 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 Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 21st day of June, 1996.

M & M PARTNERS, INC.,
a Tennessee corporation

By: Ward Mallory

Title: Ex. Vice Pres

0196575
...REFERENCE
...26 AM 9:05
...REGISTER
...CO., TN.

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 21st day of June, 1996.

NOTARY PUBLIC

My Commission expires: 12-6-99.

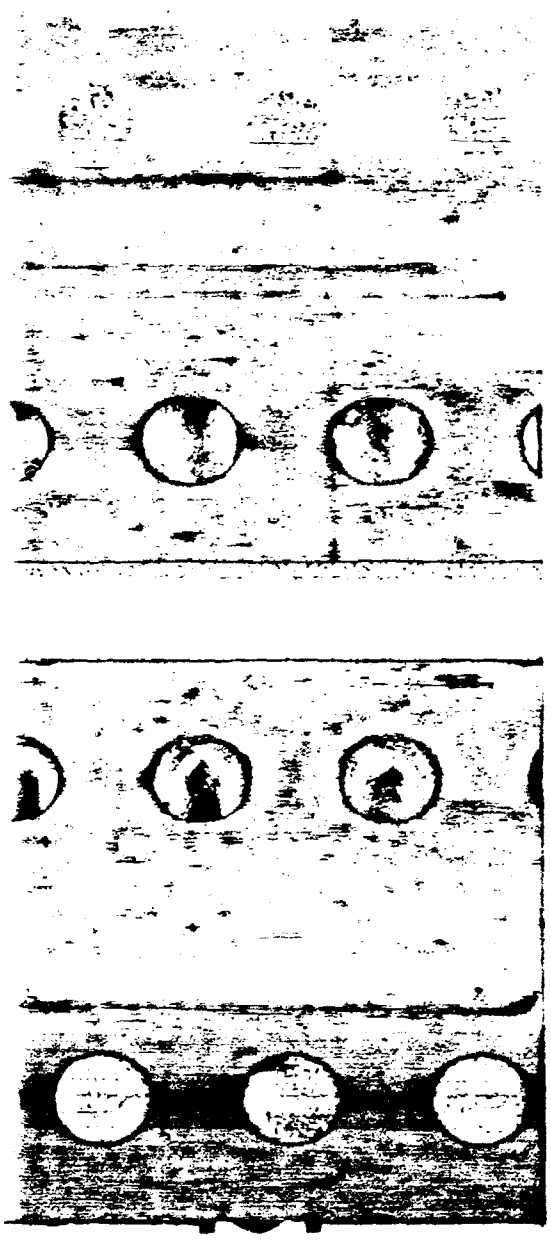
M0613/01

...3-4-55

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 27 on the Plan of Linmar Place III Condominium as of record in Book 7887, Page 558, 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 7887, Page 558, 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.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 628

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	12.00
TOTAL	314.55
CHECK	314.55

06/26/96 01 09:09 0001 7666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196575
IDENTIF. & REFERENCE

96 JUN 26 AM 9:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055426