46

THIS INSTRUMENT PREPARED BY:
LASSITER, TIDWELL & HILDEBRAND
213 Fifth Avenue, North
Nashville, Tennessee 37219
Based upon information supplied by the parties.

BOOK 10532 PG 121

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Indigo Properties, L.P. P. O. Box 260 Augusta, GA 30903	-Same-	Map 104-4 B Parcel 7

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollar ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MMGB, INC.**, (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto **INDIGO PROPERTIES, L.P.**, (hereinafter referred to as GRANTEE), its successors and assigns, a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Scarritt Place South Condominiums, revised of record in Book 5200, Page 287, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to MMGB, Inc. by deed from Paul I. Hooper and wife, Elsie A. Hooper, of record in Book 9250, Page 458, Register's Office for Davidson County, Tennessee.

This is improved property otherwise known as 1026-B 18th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, their 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.

BOOK 10532 PG 122

Witness my hand this 16th day of July, 1997.

MMGB, INC.

By: _____
Gregory Hall, President

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki L. Schmidt a Notary Public in and for said County and State, **Gregory Hall**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of MMGB, Inc., Maker herein and is authorized by the Maker to execute this instrument on behalf of the Maker.

Witness my hand, at office in Nashville, Tennessee, on this the 16th day of July, 1997.

Vicki L. Schmidt
NOTARY PUBLIC

VICKI L. SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-24-2001

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

By: _____
Affiant

Sworn to and subscribed before me this 16th day of July, 1997.

Vicki L. Schmidt
NOTARY PUBLIC

VICKI L. SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

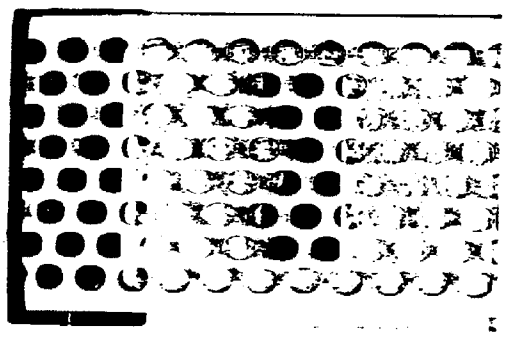
My Commission Expires: 3-24-2001

0327212
IDENTIFICATION REFERENCE

97 JUL 16 PM 4:15

5489 07/16 0101 CHECK 1008.00

F:\USERS\VICKI\RANDLEREAL\MMGB-GenWarrantyDeed



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

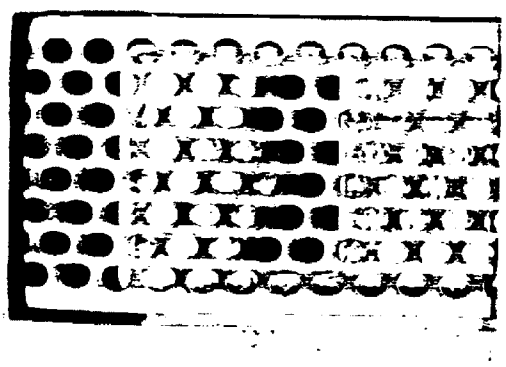
FOR _____

BOOK 10532 PG 123

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	
			270000.00	
			CON TX 999.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1008.00	
			CHECK 1008.00	
07/16/97	01		16:13 0001 5489	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03272 12

IDENTIF. # REFERENCE

97 JUL 16 PM 4:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1175214