39-B

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent B. Thomas	SAME	MAP 104-2K
(NAME)	(NAME)	
3137 Parthenon Avenue, Unit 1		PARCEL 001
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M & M Partners, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent B. Thomas and wife, Jennifer S. Thomas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 1 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, 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 in Master Deed of record in Book 7136, page 204, and amended in Book 7213, page 126, Register's Office for said County.

Being part of the same property conveyed to M & M Partners, Inc. by deed from Stephen C. Wallace and wife, Betty Jean Wallace of record in Book 9280, page 597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

06363337
99 SEP 16 PM 1:22

This is unimproved ( ) improved (X) property, known as 3137 Parthenon Avenue, Unit 1, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs 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 my hand this 15th day of September 19 99

M & M Partners, Inc.
By:
Ward J. Mallory, Executive Vice President and Secretary

99/09/16 0101 03CHECK 462.40

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ward J. Mallory and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Vice President and Secretary and _____ respectively of the M & M Partners, Inc. the within named bargainor, and corporation, and that he as such Executive Vice President and Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ward J. Mallory as such Executive Vice President and attesting the same by the said _____ as such _____ and Secretary.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of September 19 99 .

My commission expires 3-25-2000

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from M & M Partners, Inc., to Kent B. Thomas and wife, Jennifer S. Thomas.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0636337

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CAMT	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	462.40
CHECK	462.40

09/16/99 01 13:25 0001 B979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516942