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CATES GEORG Form 4										
November 17, 2004 FORM 4 Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b). NUITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549 STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940								N OMB Number: Expires: Estimated burden hou response	Number: 3235-0287 Expires: January 31 Estimated average burden hours per response 0.5	
(Print or Type Respo 1. Name and Addres CATES GEORG	ss of Reporting	Person <u>*</u>	Symbol MID A	MERICA	d Ticker or A APART S INC [M	MENT	5. Relationship o Issuer (Cho	of Reporting Per eck all applicabl		
(Last) 6584 POPLAR 2 300		Middle) UITE	(Month/Dav/Year) —			X Director Officer (giv below)		% Owner ner (specify		
(Street) 4. If Amendment, Date Original Filed(Month/Day/Year) MEMPHIS, TN 38138-				1	6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting Person					
(City)	(State)	(Zip)	Tab	ole I - Non-	Derivative	Securities A	Acquired, Disposed	of, or Beneficia	ally Owned	
	ansaction Date nth/Day/Year)	Execution any	ed Date, if	3. Transactio Code (Instr. 8)	4. Securit onAcquired Disposed (Instr. 3, 4 Amount	es (A) or of (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect	
Reminder: Report or	n a separate line	e for each cl	ass of sec	urities bene	eficially own	ned directly	or indirectly.			
					inforn requir	nation con ed to resp ys a curre	spond to the colle tained in this forn ond unless the fo ntly valid OMB co	n are not rm	SEC 1474 (9-02)	
	Tab					posed of, or convertible	Beneficially Owned securities)	1		

1. Title of	2.	3. Transaction Date	3A. Deemed	4. 5. Number	6. Date Exercisable and	7. Title and Amount of
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transactionof	Expiration Date	Underlying Securities

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Security (Instr. 3)	or Exercise Price of Derivative Security		any (Month/Day/Year)	Code Derivative (Instr. 8) Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		(Month/Day/Year)		(Instr. 3 and 4)	
				Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Limited Partnership Units	\$ 24.5					02/04/1995	08/08/1988	Common Stock	197,59
Limited Partnership Units	\$ 28.5					07/23/1998	08/08/1988	Common Stock	3,642.4
Phantom Stock	\$ 0					08/08/1988	08/08/1988	Common Stock	1,491.55
Phantom Stock	\$ 0	11/16/2004		Р	162	(1)	<u>(1)</u>	Common Stock	162
Stock Option	\$ 29.5					02/12/1998	02/12/2007	Common Stock	36,611
Stock Options (Right to buy)	\$ 22.14					02/20/2001	02/20/2011	Common Stock	36,500
Stock Options (Right to buy)	\$ 22.1875					02/22/2001	02/22/2010	Common Stock	36,479
Stock Options (Right to buy)	\$ 22.25					02/17/2000	02/17/2009	Common Stock	25,419
Stock Options (Right to buy)	\$ 23.05					02/22/2000	06/01/2000	Common Stock	50,000
Stock Options (Right to buy)	\$ 28.9375					02/11/1999	02/11/2008	Common Stock	16,611
Limited Partnership Units	\$ 24.5					02/04/1995	08/08/1988	Common Stock	38,203

Reporting Owners

Reporting Owner Name / Address	Relationships						
1	Director	10% Owner	Officer	Other			
CATES GEORGE E 6584 POPLAR AVENUE SUITE 300 MEMPHIS, TN 38138-	Х						
Signatures							
Leslie Bratten Cantrell Wolfgang	11/	/17/2004					
**Signature of Reporting Person		Date					

Explanation of Responses:

* If the form is filed by more than one reporting person, see Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

(1) The units are to be settled in MAA common stock in 2 equal annual installments beginning within 90 days following the end of the calendar year in which the reporting person ceases to be a director.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.