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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 15th DAY OF December, 1987

Notary Public

MY COMMISSION EXPIRES 1-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Steven W. Acker et ux (NAME)	Atlantic Coast Mortgage Co. (NAME)	23W08185
1307 Ordway Place (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. Ste 100.210 (STREET ADDRESS)	083-09-0
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	024.00

FOR AND IN 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, Gary W. Frazier and wife, Shannon Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven W. Acker and wife, Janina Acker

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of F. O. Beazley's Subdivision of Block "C" in the Douglas Place of record in Plan Book 2, page 66, Chancery Court at Nashville.

Said Lot No. 28 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gary W. Frazier and Elizabeth R. Wright by deed from Larry G. Simmons and Jimmy H. Vaughn, both unmarried of record in Book 6400, page 64, said Register's Office. Elizabeth R. Wright having quit-claimed her interest to Gary W. Frazier of record in Book 6744, page 913, said Register's Office.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 1307 Ordway Place Nashville, TN 37206
(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 unto 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 our hands this 15th day of December, 1987

Gary W. Frazier

Shannon Frazier

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Gary W. Frazier and wife, Shannon Frazier

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of December, 19 96.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

DEC 21 8 44 AM '96

KELLY J. WILKINSON
DAVIDSON COUNTY, TN

9 1 9 6 6

IDENTIFICATION REFERENCE

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

WARRANTY DEED

FROM

Gary W. Frazier and wife,

Shannon Frazier

TO

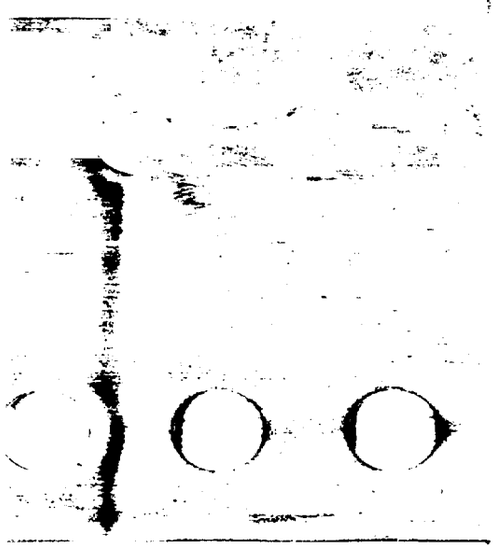
Steven W. Acker and wife,

Janina Acker

1561 12/21 0101 CKCHECK 273.62

OFFICIAL RECEIPT

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



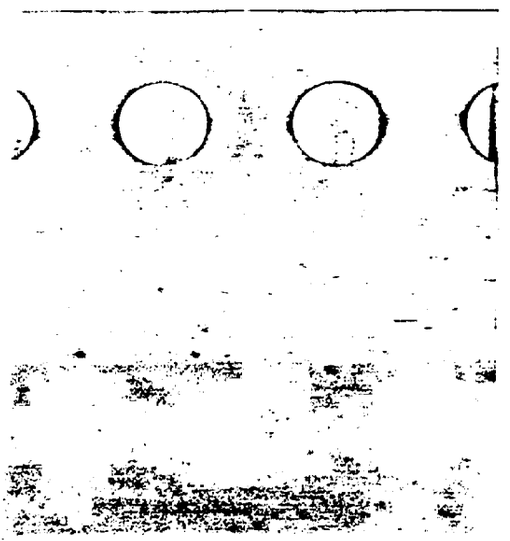
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 95400.00
				CON TX 267.12
				PRFEE 0.50
				MDEED 6.00
				TOTAL 273.62
				CHECK 273.62
12/21/87	01			08:46 0001 1561



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 1 9 6 6.

IDENTIFICATION REFERENCE

DEC 21 8 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46701