BOOK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,804.83

Sherry E. Frase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 1989

Donald O'Guin
Notary Public

MY COMMISSION EXPIRES: 3/11/1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. O'Guin, Sr., 2204 Lebanon Road, Nashville, Tenn. 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
American Construction & Remodeling Company, Inc. (NAME)	Metropolitan Federal Savings & Loan (NAME)	11D-45010
P.O. Box 148148 (STREET ADDRESS OR ROUTE NUMBER)	2520 Lebanon Road (STREET ADDRESS)	Map 52-2
Nashville, Tenn. 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	Par. 234

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 AMC Mortgage Company Incorporated a Florida Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Construction & Remodeling Company, Inc.

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: Being Lot No. 17 on the Map of Rainbow Terrace Subdivision, Section IV, not of record, and described as follows.

Beginning at a point on the easterly margin of Hillcrest Drive, the common corner of Lots 17 and 18; thence with the line between said lots easterly 405.5 feet to a point; thence southerly 112.1 feet to a point; thence westerly 398.8 feet to the easterly margin of Hillcrest Drive; thence with the margin of the northerly 112 feet to the beginning.

BEING the same property conveyed to AMC Mortgage Company Incorporated a Florida Corporation by deed from Lillie Mae Capps West wife of deceased husband Thomas V. West of record in Book 6986, page 644, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to a certain Deed of Trust recorded in Book 4476, page 930, Register's Office for Davidson County, Tennessee to secure and indebtness to Metropolitan Federal Savings & Loan Association of Nashville in the original amount of $12,500.00.

THIS conveyance is subject to the life estate in and to the property of Frances L. Capps of record in Book 5169, page 532, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 323 Hillcrest Drive, Nashville, Tennessee 37115
(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 16 day of January, 1989

AMC Mortgage Company Incorporated a Florida Corporation

By Sherry E. Frase Secretary-Treasurer

STATE OF TENNESSEE }
Davidson County }

BOOK 7756 PAGE 598

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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Donald R. O'Guin, Sr. a Notary Public in and for the State and County aforesaid, personally appeared Sherry Elaine Frase

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her~~himself~~ to be the Secretary-Treasurer of the AMC Mortgage Company Incorporated a Florida Corporat c a corporation, and that he as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her~~himself~~ as Secretary-Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of January, 19 89.

Donald R O'Guin
Notary Public

Commission Expires 3/11/1990

WARRANTY DEED

FROM

AMC Mortgage Company Incorporate

a Florida Corporation

TO

American Construction &

Remodeling Company, Inc.

0 3 2 8 3

IDENTIFICATION REFERENCE

JAN 23 2 36 PM '89

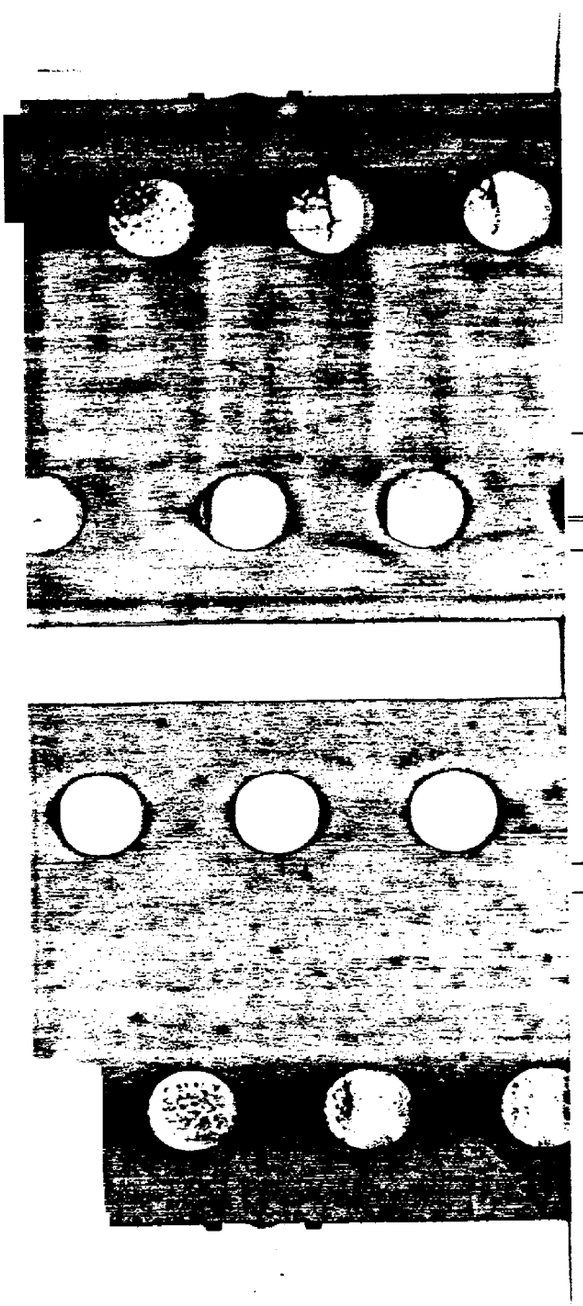
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

3438 01/23 0101 03CHECK 58.64

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

RECEIVED OF _____

FOR _____

BOOK 7756 PAGE 599

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 15804.83
				CON TX 52.14
				PRFEE 0.50
				WDEED 6.00
				TOTAL 58.64
				CHECK 58.64
01/23/89	01	14:38	0001	8438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03283

IDENTIFICATION REFERENCE

JAN 23 2 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175066