WARRANTY DEED

Address New Owner As Follows:
American Construction &
Remodeling Company, Inc.
2204 Lebanon Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
SAME

Map-Parcel
15D-77201
052-01-222

THIS INSTRUMENT PREPARED BY:
James E. Kirby, Attorney
404 Welshwood Drive, Suite 200
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:
$40,000.00

Julie A. O'Quin
Affiant

Subscribed and sworn to before me, this the 23 day of January, 1989.

Notary Public

My Commission Expires:
11-10-91

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by American Construction & Remodeling Company Inc., a Tennessee Corporation, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, Marvis D. Cunningham, and wife, Evelyn K. Cunningham (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said American Construction & Remodeling Company Inc., its successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 27, of Block "A" on the Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 75, Register's Office for said County.

SAID Lot No. 27 fronts 50 feet on the easterly side of Walnut Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Marvis D. Cunningham and wife, Evelyn K. Cunningham, by deed from Marion H. Knight, a widow of record in Book 7499, page 707, said Register's Office.

0 4 7 5 2

IDENTIFICATION REFERENCE

JAN 30 8 59 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

0158 01/30 0101 03CHECK 138.50

This is improved property, known as 761 Walnut Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs an assigns forever. We, the Grantors, covenant with the said Grantee, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind myself, my successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as are of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of January, 1989.

Marvis D. Cunningham
MARVIS D. CUNNINGHAM

Evelyn K. Cunningham
EVELYN K. CUNNINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within named Marvis D. Cunningham and wife, Evelyn K. Cunningham the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 4-18-91



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

RECEIVED OF _____

FOR _____

BOOK 7760 PAGE 368

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	40000.00
			CON TX	132.00
			PRFEE	0.50
			MDEED	6.00
			TOTAL	138.50
			CHECK	138.50
01/30/89	01		09:00 0001	0158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 7.5 2

IDENTIFI REFERENCE

JAN 30 8 59 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176757