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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.0

Affiant Julie A. O'Guin Pres. of A.O'G-R. Inc.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 19 89

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Donald R. O'Guin, Sr., P.O. Box 148148, Nash. Tenn. 37214 883-7188
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
American Const. & Rem. Company, Inc.	Bancboston Mortgage Corporation (NAME)	Map 86-10
P.O. Box 148148 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11407 (STREET ADDRESS)	Par. 30TS
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, Ala. 35246 (CITY) (STATE) (ZIP)	

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, John T. Frost and wife Suzanne B. Frost

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. 29 on the plan of Chaplewood, Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which reference is here made for more complete details of location and description of said lot.

Said Lot No. 29 fronts 75.00 feet on the easterly margin of Albee Drive and extends back 119.39 feet on the northerly line and 120.0 feet on the southerly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property conveyed to John T. Frost and wife Suzanne B. Frost by deed from Glenn Bauernfeind of record in Book 6884, page 100, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a first mortgage lien payable to Bancboston Mortgage Corporation, of record in Book 6884, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restirctions, covenants, easements and setback lines that are applicable to the above-described property and of record in the Register's Office of Davidson County, Tennessee.

1729 03/02 0101 03CHECK 174.80

This is ( ) unimproved (X) improved property, known as 3568 Albee Drive, Hermitage, Tennessee 37076
(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 our hands this 27th day of February, 19 89

John T. Frost

Suzanne B. Frost

NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named John T. Frost, Suzanne B. Frost

the 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 purposes therein contained.

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

Donald R O'Guin
Notary Public

Commission Expires 3/11/1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

John T. Frost and wife

Suzanne B. Frost

TO

American Construction &

Remodeling Company, Inc.

ATTORNEYS TITLE
A Minnesota Title Company

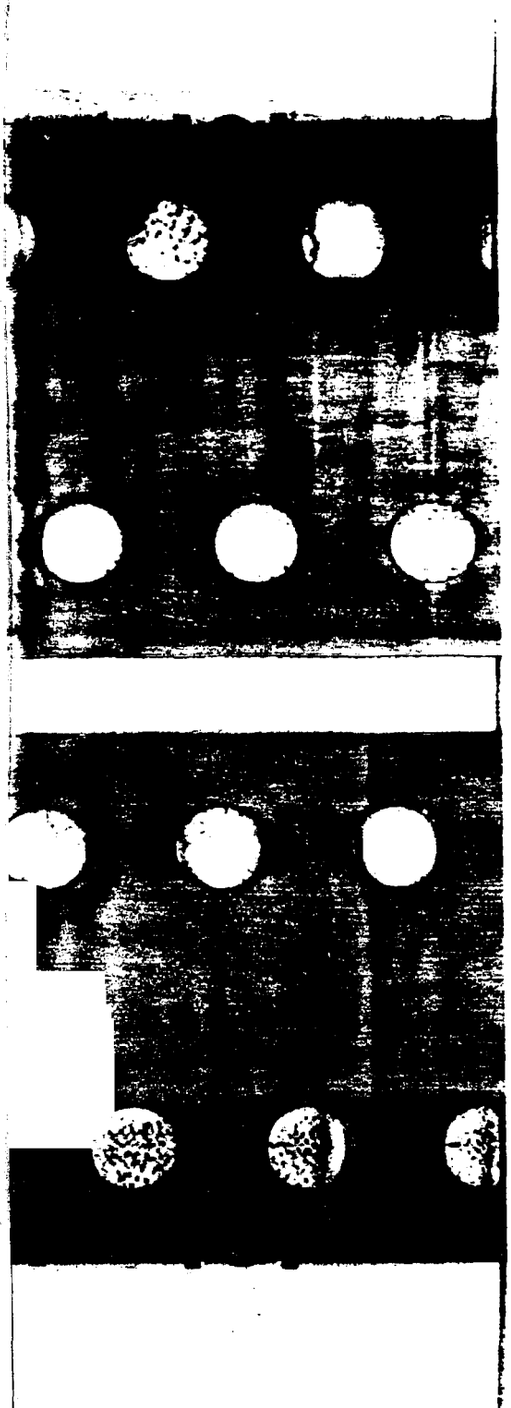
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

13001

IDENTIFICATION
IDENTIFICATION REFERENCE

MAR 2 11 53 AM '89
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH



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 51000.00
CON TX 168.30
PRFEE 0.50
WDEED 6.00
TOTAL 174.80
CHECK 174.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/02/89 01 11:56 0001 1729

13001 L

IDENTIFICATION REFERENCE

Mar 2 11 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186314