This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Julie A. O'Guin LaDonna Meuchel 613 Skyview Drive Nashville, TN 37206	Fairfield Financial Associates of TN Fifty Century Blvd. Suite Four-Fifty Nashville, TN 37214	Map 83-11 Parcel 11

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, American Construction & Remodeling Company, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Julie A. O'Guin and LaDonna Meuchel, as tenants in common ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 118 on the map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee. Said Lot No. 118 fronts 110.6 feet on the easterly side of Skyview Drive and runs back between lines 162 feet on the north line and 174.4 feet on the south line to a dead line, measuring 41 feet thereon.
>
> Being the same property conveyed to American Construction & Remodeling Company, Inc. by Trustee's Deed of record in Book 8022, Page 820, said Register's Office.

This is improved property known as 613 Skyview Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as set forth as follows:

1. 1990 real property taxes, pro-rated and assumed by Grantees.

2. The Plan of record in Book 1130, Page 34, said Register's Office shows a 30 - foot set-back line from Skyview Drive and a 10 - foot easement along the rear of the lot for public utilities.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of February, 1990.

American Construction & Remodeling Company, Inc.

By: Lisa L. Gieu

Its: Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Lisa L. Gieu, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary-Treasurer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of February, 1990.

Debbie D King
Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Julie A. O'Brien
Affiant

Sworn to and subscribed before me this 13th day of February, 1990.

Debbie D King
Notary Public

My Commission Expires: 10/9/91

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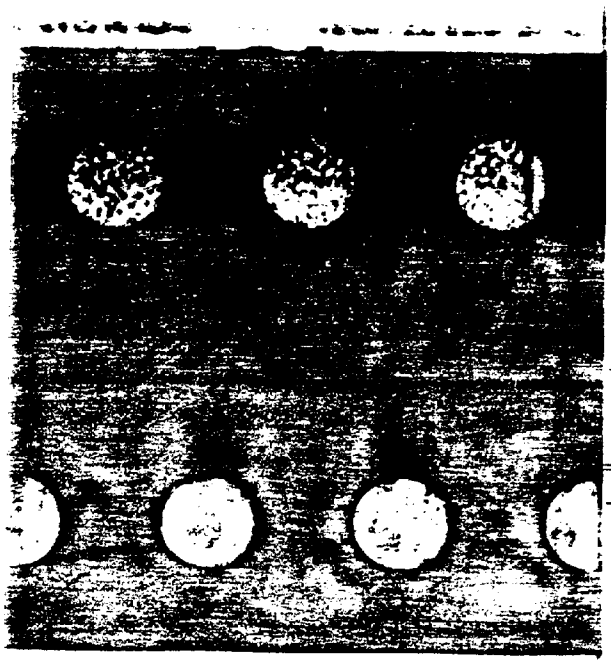
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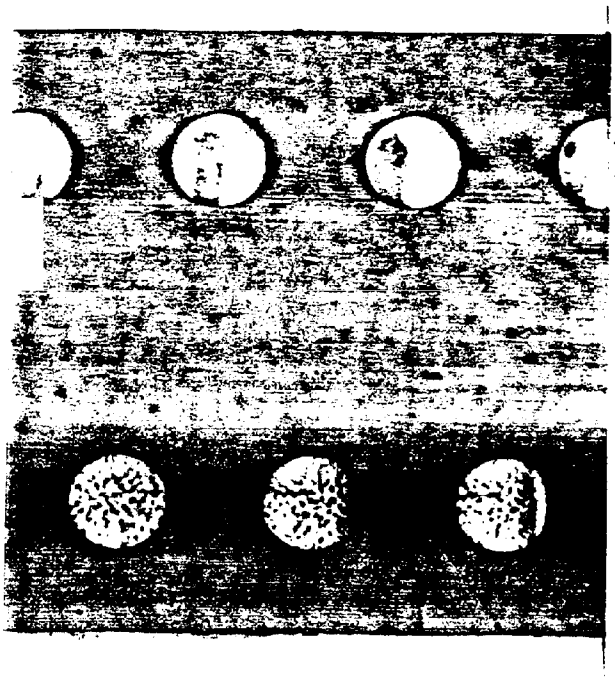
FEB 13 1 38 PM '90

DAVIDSON

RUSH

2525 02/13 0101 03CHECK 262.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8044 PAGE 802

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 77500.00
CON TX 255.75
PRFEE 1.00
WDEED 6.00
TOTAL 262.75
CHECK 262.75

02/13/90 01 13:36 0001 2525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03569

IDENTIF. REFERENCE

FEB 13 1 38 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292529